

<p style="text-align: center;">PLANNING AND BUILDING COMMITTEE MINUTES JANUARY 20, 1997</p>

MEMBERS PRESENT: City Councillor G. Gibson (Chair)
City Councillor L. Jeffrey (Vice Chair)
Regional Councillor R. Begley
Regional Councillor L. Bissell
Regional Councillor S. Fennell (left at 9:15 p.m.)
Regional Councillor G. Miles
Regional Councillor P. Palleschi
City Councillor R. Hunter
City Councillor B. Linton
City Councillor M. Moore
City Councillor J. Hutton (arrived at 7:40 p.m.)
City Councillor B. Cowie
City Councillor P. Richards
City Councillor D. Metzack
City Councillor J. Sprovieri
City Councillor S. Hames

MEMBERS ABSENT: Mayor P. Robertson (Other Municipal Business)

STAFF PRESENT: J. Marshall, Commissioner of Planning and Building
J. Metras, Commissioner of Legal Services & City Solicitor
B. Winterhalt, Director of Planning, Policy & Research
K. Walsh, Director of Facility Development & Property Management
R. Bino, Manager of Development Services
D. Waters, Policy Planner
C. Saunders, Policy Planner
L.J. Mikulich, City Clerk
K. MacCollum, Secretary to Standing Committees

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

The meeting was called to order at 7:35 p.m.

The meeting adjourned at 9:35 p.m.

Item	Recommendations
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A.	PB001-97	APPROVAL OF AGENDA
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D 1	PB005-97	Delegations, re: BRAMALEA ROAD SOUTH GATEWAY SECONDARY PLAN (File P25S-38)
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D 2.	PB011-97	Delegations, re: BRAMPTON CENTRAL AREA (FORMERLY THE CENTRAL COMMERCIAL CORRIDOR) PROPOSED SECONDARY PLANS: DOWNTOWN BRAMPTON AND QUEEN STREET CORRIDOR (File P252-36)
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- D 3. PB003-97 Delegation, re: **PARKS AND RECREATION MASTER PLAN**
(File P25OV, P25S-28, P25S-41, P25S-42)
- F 1. PB002-97 **PROPOSED REALIGNMENT OF SANDALWOOD PARKWAY AND HUMBERWEST PARKWAY AND RESULTING ALTERATION TO LAND USE DESIGNATIONS IN THE SANDRINGHAM-WELLINGTON SECONDARY PLAN AREA (SPRINGDALE COMMUNITY) AND THE VALES OF CASTLEMORE SECONDARY PLAN - SUPPLEMENTARY PUBLIC COMMENT - Ward 10** (File P25S-28 and P25S-42).
- F 2. PB004-97 **PARKS AND RECREATION MASTER PLAN AND REQUIRED AMENDMENTS TO THE OFFICIAL PLAN AND MODIFICATIONS AND AMENDMENTS TO SECONDARY PLAN DOCUMENTS TO ACHIEVE CONFORMITY - PUBLIC COMMENTS** (File P25OV, P25S-28, P25S-41 and P25S-42)
- F 3. PB006-97 **BRAMALEA ROAD SOUTH GATEWAY SECONDARY PLAN**
PB007-97 **MODIFIED LAND USE AND TRANSPORTATION CONCEPT -**
PB008-97 **Wards 8 and 9** (File P25S-38)
PB009-97
PB010-97
- F 4. PB012-97 **BRAMPTON CENTRAL AREA (FORMERLY THE CENTRAL COMMERCIAL CORRIDOR) PROPOSED SECONDARY PLANS: DOWNTOWN BRAMPTON AND QUEEN STREET CORRIDOR - Wards 1, 3, 4, 5, 7 and 8** (File P25S-36)
- G 1. PB013-97 Report from Management and The Planning and Economic Development Team
- G 2. PB014-97 **F. GAGLIESE (Temporary Use By-law) - Ward 10** (File C5E17.1).
- G 3. PB015-97 **DONALD WEBSTER - Ward 2** (File C2E13.16).
- H 1. PB016-97 **STATUS REPORT - AIRPORT ROAD/NORTH PARK DRIVE SPECIAL STUDY AREA** (File P25S-13.1).
- I 1. PB017-97 **BUILDING PERMITS FOR THE MONTH OF NOVEMBER, 1996** (File A20).
- I 2. PB018-97 **BUILDING PERMITS FOR THE MONTH OF DECEMBER, 1996** (File A20).
- L 1. PB019-97 **PEEL BOARD OF EDUCATION OBJECTION TO THE DRAFT APPROVAL OF PLANS OF SUBDIVISION DUE TO THE BOARD'S INABILITY TO CONFIRM THE ACCEPTABILITY OF SCHOOL SITES**
(File C25PE).
- L 2. PB020-97 **APPLICATION TO AMEND THE OFFICIAL PLAN - SANDRINGHAM PLACE INC. - Ward 10** (File C4E13.1).
- L 3. PB021-97 **CITY OF BRAMPTON RESPONSE TO A REQUEST FOR COMMENTS BY THE MINISTER OF MUNICIPAL AFFAIRS ON THE DOCUMENT: "Streamlining the Development Approvals Process: A Model for Enhancing**

**Local Control over Planning Decisions; PROPOSED EXEMPTION
IMPLEMENTATION STRATEGY” (File P02PA).**

- L 4. PB022-97 Verbal report from J. Metras, Commissioner of Legal Services and City
Solicitor re: **ONTARIO MUNICIPAL BOARD HEARING - Petro Canada**
(File: C1E18.8)
- O PB023-97 **ADJOURNMENT**

CHAIR - CITY COUNCILLOR GIBSON

7:35 p.m. Call to Order

A. APPROVAL OF AGENDA

PB001-97 That the Agenda for the Planning and Building Committee Meeting dated January 20, 1997, be approved as amended by adding the following:

- D 1. Delegations, re: **BRAMALEA ROAD SOUTH GATEWAY SECONDARY PLAN - MODIFIED LAND AND TRANSPORTATION CONCEPT** (File P25S-38) (See Item F3):

Peter Sampson, General Manager	Hubberts Industries
George Szerwinski	Recochem Inc.
Mike Hassall and Gerry Hesselink	Ralston (Canada) Inc.
Barry Rose	Reichhold Limited
Warren Sorensen	Warren Sorensen Associates Inc.
Wolfgang J. Pazulla	
D. Moulton	Systematic Tool and Die Company
Roy Verstraete	Velcro Canada
Mr. Michael McQuaid	Weir and Foulds

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

- * The following items listed with an asterisk (*) are considered to be routine and non-controversial by the Committee and will be approved at one time. There will be no separate discussion of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(G1, G2, G3, I1, I2, L1, L2, L3)

D. DELEGATIONS

- D 1. Delegations, re: **BRAMALEA ROAD SOUTH GATEWAY SECONDARY PLAN - MODIFIED LAND AND TRANSPORTATION CONCEPT** (File P25S-38) (See Item F3):

- 1) Mr. Michael Gagnon, Gagnon Consulting Planners & Urban Designers Ltd.
- 2) Mrs. Barbara Taylor
- 3) Mrs. Mae Ernacora
- 4) Mrs. Grace Gwozoz
- 5) Mr. Bob Taylor, Velcro Canada Inc.
- 6) Mr. J.D. McGuire, Brascon Architectural Products Inc.
- 7) Mr. Todd Brown, Monteith Zelinka Prieaamg Ltd.
- 8) Peter Sampson, General Manager, Hubberts Industries
- 9) George Szerwinski, Recochem Inc.
- 10) Mike Hassall and Gerry Hesselink, Ralston (Canada) Inc.
- 11) Barry Rose, Reichhold Limited

- 12) Warren Sorensen, Warren Sorensen Associates Inc.
- 13) Wolfgang J. Pazulla
- 14) D. Moulton, Systematic Tool and Die Company
- 15) Roy Verstraete, Velcro Canada
- 16) Mr. Michael McQuaid, Weir and Foulds

DEALT WITH UNDER ITEM F3 (RECOMMENDATION PB005-97)

- D 2. Delegations, re: **BRAMPTON CENTRAL AREA (FORMERLY THE CENTRAL COMMERCIAL CORRIDOR) PROPOSED SECONDARY PLANS: DOWNTOWN BRAMPTON AND QUEEN STREET CORRIDOR** (File P25S-36) (See Item F4):

- 1) Mr. Rick F. Coburn, Borden & Elliot,
- 2) Mr. Calvin G. MacPherson
- 3) Ms. Dianne Sutter, Dianne Sutter Consulting Services

DEALT WITH UNDER ITEM F4 (RECOMMENDATION PB011-97)

- D 3. Mr. David Phillips, 54 Rainforest Drive, re: **PARKS AND RECREATION MASTER PLAN** (File P25OV, P25S-28, P25S-41, P25S-42) (See Item F2).

DEALT WITH UNDER ITEM F2 (RECOMMENDATION PB003-97)

E. **DEFERRED/REFERRED ITEMS** - nil

F. **PUBLIC MEETING REPORTS**

- F 1. **PROPOSED REALIGNMENT OF SANDALWOOD PARKWAY AND HUMBERWEST PARKWAY AND RESULTING ALTERATION TO LAND USE DESIGNATIONS IN THE SANDRINGHAM-WELLINGTON SECONDARY PLAN AREA (SPRINGDALE COMMUNITY) AND THE VALES OF CASTLEMORE SECONDARY PLAN - SUPPLEMENTARY PUBLIC COMMENT - Ward 10** (File P25S-28 and P25S-42).

PB002-97 That the report dated January 15, 1997, to the Planning and Building Committee meeting of 20, 1997, re: **PROPOSED REALIGNMENT OF SANDALWOOD PARKWAY AND HUMBERWEST PARKWAY AND RESULTING ALTERATION TO LAND USE DESIGNATIONS IN THE SANDRINGHAM-WELLINGTON SECONDARY PLAN AREA (SPRINGDALE COMMUNITY) AND THE VALES OF CASTLEMORE SECONDARY PLAN - SUPPLEMENTARY PUBLIC COMMENT - Ward 10** (File P25S-28 and P25S-42) be received; and

THAT no further public meeting or notice is required in this matter; and,

THAT staff be directed to finalise amendments and modifications to Secondary Plan Numbers 28 and 42, respectively, to implement the proposed realignment of Sandalwood Parkway extension and Humberwest Parkway including associated changes of land use designations for Council adoption; and

THAT staff also be directed to finalise the Humberwest Parkway Environmental Assessment Study as soon as possible.

CARRIED

- F 2. **PARKS AND RECREATION MASTER PLAN AND REQUIRED AMENDMENTS TO THE OFFICIAL PLAN AND MODIFICATIONS AND AMENDMENTS TO SECONDARY PLAN DOCUMENTS TO ACHIEVE CONFORMITY - PUBLIC COMMENTS** (File P25OV, P25S-28, P25S-41 and P25S-42) (See Item D3).

Mr. David Phillips addressed Committee expressing his concerns about the Parks and Recreation Plan. He requested that rezoning for of the Gauchi lands be put on hold. He also spoke in favour of having outdoor skating rinks in the winter that could be converted to rollerblading areas in the summer.

PB003-97 That the delegation of Mr. David Phillips, to the Planning and Building Committee meeting of January 20, 1997, re: **PARKS AND RECREATION MASTER PLAN** (File P25OV, P25S-28, P25S-41 and JP25S-42) be received

CARRIED

PB004-97 THAT the report of the Policy Planner, dated January 15 1997 and entitled "The Parks and Recreation Master Plan and Required Amendments to the Official Plan and Modifications and Amendments to Secondary Plan Documents to Achieve Conformity - Public Comments" (files: P25OV, P25S-28, P25S-41 and P25S-42)), be received; and,

THAT a further Public Meeting with respect to the Official Plan and Secondary Plan Amendments not be required; and,

THAT staff be directed to finalize the appropriate Official Plan and Secondary Plan amendment documents for adoption by City Council.

CARRIED

- F 3. **BRAMALEA ROAD SOUTH GATEWAY SECONDARY PLAN MODIFIED LAND USE AND TRANSPORTATION CONCEPT - Wards 8 and 9** (File P25S-38)

Discussion took place regarding the lack of notice and general content of the notice that was given on the Bramalea Road South Gateway Secondary Plan Modified Land and Transportation Concept. Area residents and businesses stated that little or no knowledge of the public meeting on January 8, 1997 was given to them, and the notices that were received were vague and did not explain what was to be discussed very thoroughly.

PB005-97 That the delegations requests from Mr. Michael Gagnon, Gagnon Consulting Planners & Urban Designers Ltd., Mrs. Barbara Taylor, Mrs. Mae Ernacora, Mrs. Grace Gwozoz, Mr. Bob Taylor, Velcro Canada Inc., Mr. J.D. McGuires, Brascon Architectural Products Inc., Mr. Todd Brown, Monteith Zelinka Priaamg Ltd., Peter Sampson, General Manager, Hubberts Industries, George Szerwinski, Recochem Inc., Mike Hassall and Gerry Hesselink, Ralston (Canada) Inc., Barry Rose, Reichhold Limited, Warren Sorensen, Warren Sorensen Associates Inc., Wolfgang J. Pazulla, D. Moulton, Systematic Tool and Die Company, Roy Verstraete, Velcro Canada, Mr. Michael McQuaid, Weir and Foulds to the Planning and Building Committee meeting of January 20, 1997, re: **BRAMALEA ROAD SOUTH GATEWAY SECONDARY PLAN - MODIFIED LAND AND TRANSPORTATION CONCEPT** (File P25S-38) be received; and

That the petitions as presented by Mrs. Mae Ernacora and Mrs. Grace Gwozoz re: Objecting to any Changes in By-laws to allow the building of Med.-High Density

Housing as proposed for residences south of Dearbourne - Deerfield Cr. to Steeles Ave., East to Bramalea Rd. to Torbram Rd., be received and referred to staff.

CARRIED

PB006-97 That the report from David Waters, Policy Planner, dated January 15, 1997, to the Planning and Building Committee meeting of January 20, 1997, re: **BRAMALEA ROAD SOUTH GATEWAY SECONDARY PLAN MODIFIED LAND USE AND TRANSPORTATION CONCEPT - Wards 8 and 9** (File P25S-38) be received; and

That consideration of the modified concept plan for the Bramalea Gateway redevelopment area be **deferred** in order for a “town hall meeting” to be held on January 29, 1997, at the Lions Hall on Avondale Boulevard to hear the concerns of local area residents and industries and the above listed delegations; and

That staff be directed to submit to Planning and Building Committee a detailed planning report subsequent to the “town hall meeting” that responds to the issues raised at the January 8, 1997, Public Meeting, as well as the “town hall meeting” and recommends appropriate changes to the modified concept plan for the Bramalea/Steeles redevelopment area.

CARRIED

The Following Were Introduced:

PB007-97 That the area bounded by Church Street on the north, Brampton Cemetery to the east, Wilson Street/Nelson Street to the south and Scott Street to the west be considered for medium to high density residential, and

That a “Street Town Hall” meeting be hosted by the local Councillors to discuss this issue.

CARRIED

PB008-97 That numbers 40 - 38 - 36 Mercer Drive (Map 4 Location of proposed land use designation requests - Downtown Brampton Secondary Plan - as referenced in the aforementioned report) be considered for “Mixed Use”, and

That a “Street Town Hall” meeting be hosted by the Councillors for the area to discuss this proposal.

CARRIED

PB009-97 That the Wellington Street East Neighbourhood (Main Street to the Etobicoke Creek in the staff report dated January 15, 1997) be referred to the February 17, 1997 Planning and Building Committee meeting; and

That a “Town Hall” meeting be hosted by the area Councillors to discuss this issue.

CARRIED

PB010-97 That the area of the Clark Boulevard extension (Hanson Road to Clarke Boulevard) as referenced in the staff report dated January 15, 1997, be deferred until a meeting with Mr. Mike McQuaid, Solicitor, Weir & Foulds, representing Pre-Con and the area Councillors as well as City Staff is held.

CARRIED

- F 4. **BRAMPTON CENTRAL AREA (FORMERLY THE CENTRAL COMMERCIAL CORRIDOR) PROPOSED SECONDARY PLANS: DOWNTOWN BRAMPTON AND QUEEN STREET CORRIDOR - Wards 1, 3, 4, 5, 7 and 8** (File P25S-36) (See Item D2).

Mr. Rick Coburn requested consideration be given to the development of free standing buildings that include offices with a maximum density of 3.3 FSI be changed to a maximum density of 3.5 FSI as is currently zoned on the other side of the street.

Mr. Calvin MacPherson requested that consideration be given to enlarging the area covered in the Downtown Brampton and Queen Street Corridor to include the residential area bounded by Queen Street, Church Street and Kennedy Road.

Ms. Dianne Sutter spoke in favour of the report and asked that certain properties on Mercer Drive be included in the plan. She stated that the CVCA may have some concerns but that she was willing to work with them.

Mr. Doran spoke against the proposed plan stating that the area of Wellington Street East should be looked at as a Heritage Area with possible designation, and would like further discussion to take place on the designation before a zoning change is made to the Wellington Street East area. Mr. Doran summarized by asking for the following:

- A. Retain the Low Density Residential Designation throughout prospective Heritage Conservation District Study Area A entitled "Wellington/Chapel" since a Heritage District Designation is being considered;
- B. Introduce a Specific Policy Statement in Section 6.2 "Road Network" of the Downtown Secondary Plan and accompanying schedules which reflects the following:

Wellington Street East is to remain as a two-lane collector road within its present right-of-way and any improvements within its right-of-way shall maintain the present running/paved surface width, and reflect the streetscape character of the immediate area."

- C. Deferral of Section 5.2.2.1 of the Downtown Brampton Secondary Plan as it relates to the established residential neighbourhoods on the east and west sides of Main Street South until such time as we can meet with representative of the Planning and Building Department and respective Ward Councillors to discuss this item in further detail.

PB011-97 That the delegation of Mr. Rick Coburn, Mr. Calvin MacPherson, Ms. Dianne Sutter and Mr. Doran to the Planning and Building Committee meeting of January 20, 1997, re: **BRAMPTON CENTRAL AREA (FORMERLY THE CENTRAL COMMERCIAL CORRIDOR) PROPOSED SECONDARY PLANS: DOWNTOWN BRAMPTON AND QUEEN STREET CORRIDOR - Wards 1, 3, 4, 5, 7 and 8** (File P25S-36) be received.

PB012-97 That the staff report dated January 16, 1997, and entitled "Public Meeting Report, Brampton Central Area (Formerly The Central Commercial Corridor),

Proposed Secondary Plans: Downtown Brampton and Queen Street Corridor,”
(File: P25 S36) be received;

That the Draft Brampton Central Area Secondary Plans be amended as follows:

- (a) That the Mill Street North connection between Rosedale Avenue and Lorne Avenue be deleted from text and schedules of the Downtown Brampton Secondary Plan;
- (b) That the Primary Office Node designation located in the vicinity of “The Four Corners” in the downtown core be revised from a Primary Office Node to an Office Node designation to reflect the modifications to the most recent version of the new Brampton Official Plan;
- (c) That section 5.2.2.1 of the Downtown Brampton Secondary Plan be revised by deleting the direct reference to small lot singles and semi-detached dwellings and rewording the policy as follows:

“Lands designated Low Density Residential on Schedule SP7(A) shall be developed to a maximum of 35 units per hectare (14 units per net residential acre). Typical residential uses associated with the Low Density Designation may include single detached and semi-detached dwellings subject to their consistency with the existing housing stock of the immediate area and the overall character of the surrounding residential neighbourhood.”

- (d) That section 6.8 of the Downtown Brampton Secondary Plan be revised by adding a new subsection 6.8.4 as follows:

“The City shall encourage the appropriate rail authority to ensure that a safe level of service is maintained at all rail crossings within the secondary planning area and that existing facilities are upgraded or new facilities identified and developed once vehicular and pedestrian movements warrant their improvement or development.”

- (e) That section 5.1.2 (Central Area Mixed-Use designation) of the Queen Street Corridor Secondary Plan be revised by adding a new policy as section 5.1.2.9 as follows:

“The lands designated Central Area Mixed-Use on the north side of Queen Street East between Hansen Road and Highway Number 410 shall be developed to a maximum building height of 47 metres (154.2 feet) and buildings of 12 metres (39.4 feet) in height or less shall be set back a minimum of 18 metres from the rear lot lines of the abutting residential properties along the south side of Archdekin Drive, while

buildings in excess of 12 metres (39.4 feet) in height shall be set back a minimum of 40 metres from such rear lot lines.”

- (e) That section 4.0 (General Objectives and Criteria) of the Queen Street Corridor Secondary Plan be revised by the addition of the following statements:

“recognizes, protects and ensures the continuation and appropriate expansion of existing industrial operations including heavy industrial operations within the secondary plan or on lands adjacent thereto;

requires major redevelopment projects to identify and address those traffic and transportation-related matters that may impact existing heavy industrial users to continue or expand their operations in a safe and efficient manner.”

- (g) That section 5.0 of the Queen Street Corridor Secondary Plan be revised by inserting at the end of the 5th paragraph the following statement:

“to protect existing industrial operations within the secondary plan or on adjacent lands, the secondary plan restricts the introduction of uses that would be incompatible with such existing industrial operations.”

- (h) That section 5.2.1.2 of the Queen Street Corridor Secondary Plan be revised by adding the following statement:

“notwithstanding policy 5.2.9 of this Plan, for areas containing existing industrial operations, including heavy industrial operations or on lands adjacent thereto, the range of permitted uses shall be limited to exclude intensive office, retail and service commercial development unless it can be demonstrated to the satisfaction of the City that the development of these uses are compatible with existing industrial operations and that the development of designated industrial lands for the purposes permitted by the Plan will not be inhibited.”

- (i) That Special Study Area Number 1 (section 5.7.1) of the Queen Street Corridor Secondary Plan be revised by adding a new policy as follows:

“address the potential impacts arising from non-industrial land uses including the associated traffic volumes on viable existing industrial areas within and adjacent to the Special Study Area, including the lands west of Rutherford Road. This study shall assign priority to the safe and efficient movement of

industrial traffic within the aforementioned areas. Study recommendations will ensure the protection of industrial operations and their future expansion.”

- (j) That the appropriate schedules and text of the Queen Street Corridor Secondary Plan be revised to show an Office Node rather than a Primary Office designation at the Bramalea Centre area to reflect the modifications to the most recent version of the new Brampton Official Plan;

- (k) the Queen Street Corridor Secondary Plan be revised by adding a new policy as section 5.2.9 as follows:

“the lands fronting the south side of Eastern Avenue and the Clark Boulevard extension between the Service Commercial block to the west and Rutherford Road to the east to a depth of 106 metres may be developed for a wider range of commercial uses that include contractor supply outlets and a limited range of retail uses in addition to the uses of the Industrial designation of this Plan. The approval for the development of non-industrial uses shall be in accordance with the policies of the Industrial designation of this Plan.”

- (l) That the Downtown Brampton and Queen Street Corridor Secondary Plans be revised by revising section 6.8.1 as follows:

“all proposed development within 300 metres of a railway right-of-way may be required to undertake noise studies, to the satisfaction of the City and the Ministry of the Environment and Energy in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse noise that has been identified.”

- (m) That the Downtown Brampton and Queen Street Corridor Secondary Plans be revised by adding a new policy as follows:

“all proposed development within 75 metres of a railway right-of-way may be required to undertake vibration studies, to the satisfaction of the City and the Ministry of the Environment and Energy in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse noise that has been identified.”

- (n) That the Downtown Brampton and Queen Street Corridor Secondary Plans be revised by adding a new policy as follows:

“all proposed development adjacent to railways shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided, to

the satisfaction of the City in consultation with the appropriate railway authority.”

- (o) That the Downtown Brampton and Queen Street Corridor Secondary Plans be revised by adding a new policy that permits the land area dedicated for road widening and new road links as a condition of development approval to be included in the calculation of permissible gross floor area, and that the actual land use designation of the land area to be dedicated for road widenings or new road links be used to determine the amount of density to be added to the development to recover the lost development potential associated with such roads.

That staff be directed to use the appropriate discretion to craft the necessary revised policy and mapping adjustments, including minor adjustments/corrections before submitting the Downtown Brampton and Queen Street Corridor Secondary Plan Amendments for adoption; and,

That the Downtown Brampton and the Queen Street Corridor Secondary Plan Official Plan Amendments, including the preceding adjustments, be submitted to Council as soon as possible for adoption by By-Law and for subsequent submission to the Ministry of Municipal Affairs and Housing for approval.

CARRIED

G. DEVELOPMENT SERVICES REPORTS

- * G 1. Report from Management and The Planning and Economic Development Team.

PB013-97 That the Report from Management and The Planning and Economic Development Team, to the Planning and Building Committee Meeting of January 20, 1997, recommending that the Planning and Building Committee consider reports in respect of the following, be received:

- DONALD WEBSTER (File C2E13.16)
- GAGLIESE (File C5E7.1)

CARRIED

- * G 2. **F. GAGLIESE (Temporary Use By-law) - Ward 10** (File C5E17.1).

PB014-97 That the report dated January 14, 1997, re: Application to Amend the Zoning By-law (Temporary Use By-law), F. Gagliese, 5227 Mayfield Road, Part of Lot 17, Concession 5, E.H.S. (File C5E17.1) be received; and,

That a Public Meeting be held in accordance with City Council procedures; and,

That subject to the results of the public meeting, the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

- 1.0 Prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City which shall include the following:

- (a) Prior to the issuance of a building permit, a site development plan, a fencing plan, a landscaping plan, a grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plans shall be approved by the City, and appropriate securities shall be deposited with the City, to ensure implementation of these plans in accordance with the City's site plan review process.
- (b) The applicant shall pay any Regional and City development charges and applicable Educational development charges in accordance with their respective Development Charges By-laws upon any subsequent approval/extension of a temporary use by-law permitting a market garden centre on the property.
- (c) The applicant shall grant easements, as may be required, to the appropriate authorities for the installation of utilities and municipal services.
- (d) All lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and properties.
- (e) The applicant shall provide an on-site litter pick-up service which shall clear litter from the site at least twice-weekly.
- (f) The applicant shall agree to gratuitously convey to the Region of Peel sufficient lands along the Mayfield Road frontage to provide for a 25 metre road allowance from the existing centreline of Mayfield Road, and a 0.3 metre reserve, except at approved access locations;
- (g) The applicant shall agree not to object to the consolidation of accesses on the property to one access when construction for the widening of Mayfield Road within its full 50 metre right-of-way commences.
- (h) The applicant shall obtain all necessary approvals from the Region of Peel Environmental Health Unit pertaining to the proposed commercial use.
- (i) An on-site waste disposal facility shall be located such that its visibility from abutting roads is minimized;
- (j) All garbage shall be fully enclosed within a building or structure.

2.0 The site specific zoning by-law shall contain the following:

2.1 The lands shall only be used for:

- (1) a market garden centre for a period of 3 years from *(date on which by-law is enacted)*; and
- (2) the purposes permitted by the Agricultural (A) zone.

- 2.2 The lands shall be subject to the following restrictions and requirements:
- (1) The maximum gross floor area of a market garden centre shall be 225 square metres;
 - (2) The maximum building height of a market garden centre shall be one storey;
 - (3) The minimum front yard depth for a market garden centre shall be 25 metres;
 - (4) The minimum interior side yard width for a market garden centre shall be 3 metres;
 - (5) The minimum front, rear and side yard landscaping of 3 metres shall be provided, except at approved access locations.
 - (6) Parking for a market garden centre shall be provided in accordance with the following:

1 parking space for each 19.0 square metres of gross commercial floor area or portion thereof.
- 2.3 The lands shall also be subject to the requirements and restrictions of the Agricultural (A) zone and the general provisions of this by-law which are not in conflict with those in 2.2.
- 2.4 for the purpose of this Section, a Market Garden Centre shall mean a retail establishment engaged in the business of selling fruit and vegetables, meat, groceries and other farm produce with the accessory sale of plants and garden supplies to the general public.

CARRIED

* G 3. **DONALD WEBSTER - Ward 2** (File C2E13.16).

PB015-97 That the report dated January 15, 1997, entitled Application to Amend the Zoning By-law, Donald Webster, North-West Corner of Sandalwood Parkway and Heart Lake Road, Part of Lot 13, Concession 2, E.H.S. and Block 144, Plan 43M-1153 be received; and,

That a Public Meeting be held in accordance with City Council procedures; and,

That in addition to assessed property owners within 120 metres of the subject property, notification for the Public Meeting shall include all assessed property owners on the follows streets:

Davenrich Court, Rhine Court, Esker Drive, Cedarview Court, Forestgrove Circle, Birchcliffe Drive and Deer Creek Place; and

That subject to the results of the public meeting, the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

1. The site specific zoning by-law shall contain the following:

- (a) the lands shall only be used for the following purposes;
 - (1) a gas bar,
 - (2) a convenience store;
 - (3) a car washing establishment; and
 - (4) purposes accessory to other permitted purposes.
- (b) the lands shall be subject to the following restrictions and requirements:
 - (1) Minimum lot area - 5,550 square metres;
 - (2) Minimum interior side yard - 7.0 metres;
 - (3) Minimum rear yard depth - 15 metres;
 - (4) Maximum building height - 1 storey;
 - (5) Minimum interior side yard and rear yard landscaping - 5 metres abutting the property boundary;
 - (6) Minimum front yard landscaping - 5 metres abutting the property boundary, except at approved access locations; and
 - (7) Minimum exterior side yard landscaping - 3 metres except at approved access locations.
- (c) shall also be subject to the requirements and restrictions of the HC2 zone and the general provisions of this by-law which are not in conflict with those in 1(b).

2.0 Prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City which shall include the following:

- (a) Prior to the issuance of a building permit, a site development plan, a fencing plan, a landscaping plan, a grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plans shall be approved by the City, to ensure implementation of these plans in accordance with the City's site plan review process, the requirements of the City's Works and Transportation Department and MTRCA and the recommendations of the Environmental Impact Report (Niblett Environmental Associates Inc.), the Preliminary Servicing Report (Rand Engineering Corporation) and the Hydrological Site Assessment Report (Peto MacCallum Ltd.).
- (b) The applicant shall satisfy all financial, landscaping, engineering and other requirements of the City of Brampton and the Regional Municipality of Peel, including cost sharing requirements with respect to benefactors of Sandringham-Wellington Storm Management Works, and the payment of Regional and City development charges and applicable Educational development charges in accordance with their respective Development Charges By-laws.

- (c) The applicant shall grant easements, as may be required, for the installation of utilities and municipal services, to the appropriate authorities.
- (d) All lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and properties.
- (e) The applicant shall provide an on-site litter pick-up service which shall clear litter from the site at least twice-weekly.
- (f) The applicant shall agree to dedicate, gratuitously, sufficient lands along Heart Lake Road to provide a 15 metre road allowance width from the centreline of Heart Lake Road, and to provide 0.3 metre reserves adjacent to both Sandalwood Parkway and Heart Lake Road, except at approved points of access;
- (g) Vehicular access to the site shall be restricted to two separate right-in/right-out points of access on Heart Lake Road and two separate right-in and right-out access points on Sandalwood Parkway, and the applicant will be required to provide road improvements on Heart lake Road which shall include the extension of the existing centre median and the appropriate pavement widenings, and pavement marking modifications;
- (h) The applicant shall be responsible for any and all costs of the application, construction, and installation of temporary sanitary sewer servicing to the subject lands;
- (i) The applicant agrees that when permanent sanitary servicing becomes available to the subject lands, the applicant shall connect to the permanent sanitary sewer services and disconnect from the temporary sanitary sewer services, the cost of which is to be borne by the applicant;
- (j) An on-site waste disposal facility shall be provided and shall be located such that its visibility is minimized from abutting roads;
- (k) All garbage shall be fully enclosed within a building or structure.
- (l) The existing steel sound wall barrier along the Sandalwood Parkway frontage of the site shall be removed as part of the redevelopment of the site.
- (m) All permits pursuant to Ontario Regulation 158 shall be obtained from MTRCA.

CARRIED

H. POLICY AND RESEARCH REPORTS

- H 1. Report from D. Waters, Policy Planner, re: **STATUS REPORT - AIRPORT ROAD/NORTH PARK DRIVE SPECIAL STUDY AREA** (File P25S-13.1).

PB016-97 That the staff report dated January 17, 1997, to the Planning and Building Committee meeting of January 20, 1997 re: "Status Report, Airport Road/North Park Drive Special Study Area," (File: P25 S13.1) be received; and,

That residential development be considered an appropriate use for the Cottrelle lands subject to the limits of residential development being assessed and approved by the Ministry of the Environment and Energy;

That residential development be considered an appropriate use for the Tornorth Holdings lands subject to the limits of residential development being assessed and approved by the Ministry of the Environment and Energy;

That staff be directed to report back to Planning and Building Committee with a comprehensive planning report on February 17, 1997, subject to the landowner's consultants completing the necessary studies referenced in the January 17, 1997 staff report, in order to obtain Council approval of a land use concept for the Special Study Area that substitutes the appropriate designations for the existing Special Study designations.

CARRIED

I. BUILDING REPORTS

- * I 1. **BUILDING PERMITS FOR THE MONTH OF NOVEMBER, 1996** (File A20).

PB017-97 That the **BUILDING PERMITS FOR THE MONTH OF NOVEMBER 1996** (File A20), to the Planning and Building Committee meeting of January 20, 1997, be received

CARRIED

- * I 2. **BUILDING PERMITS FOR THE MONTH OF DECEMBER, 1996** (File A20).

PB018-97 That the **BUILDING PERMITS FOR THE MONTH OF DECEMBER 1996** (File A20), to the Planning and Building Committee meeting of January 20, 1997, be received

CARRIED

J. URBAN DESIGN AND ZONING REPORTS - nil

K. HERITAGE BOARD MINUTES - nil

L. OTHER BUSINESS

- L 1. Report from D. Ross, Manager, Development Services, dated January 10, 1997, re: **PEEL BOARD OF EDUCATION OBJECTION TO THE DRAFT APPROVAL OF PLANS OF SUBDIVISION DUE TO THE BOARD'S INABILITY TO CONFIRM THE ACCEPTABILITY OF SCHOOL SITES** (File C25PE).

PB019-97 The report dated January 10, 1997, to the Planning and Building Committee meeting of January 20, 1997, re: "Objection by the Peel Board of Education to the Draft Approval of Plans of Subdivision due to the Board's inability to confirm the acceptability of school sites", be received; and

That the Planning and Building Committee endorse the recommendation of the Commissioner of Planning and Building to:

- (1) draft approve residential plans of subdivision for which the Peel Board of Education has, or may, advise that it is unable to confirm the acceptability of school sites and has requested deferral of the plans
- (2) include a condition of draft approval that prior to final approval, the size, location and configuration of any school sites shall have been determined to the satisfaction of the City; and

That the Regional Municipality of Peel be advised that the Council of the City of Brampton supports the Region's position to draft approve residential plans of subdivision for which the Peel Board of Education has, or may, advise that it is unable to confirm the acceptability of school sites and has requested deferral of the plans; and

That The Peel Board of Education, the Dufferin-Peel Roman Catholic School Board and the affected applicants be advised accordingly.

CARRIED

- L 2. Report from K. Ash, Development Planner, dated January 10, 1997, re: **APPLICATION TO AMEND THE OFFICIAL PLAN - SANDRINGHAM PLACE INC. - Ward 10** (File C4E13.1).

PB020-97 That the report from K. Ash, Development Planner, dated January 10, 1997, to the Planning and Building Committee meeting of January 20, 1997, re: **APPLICATION TO AMEND THE OFFICIAL PLAN - SANDRINGHAM PLACE INC. - Ward 10** (File C4E13.1) be received; and,

That a Public Meeting be held with respect to the requisite Official Plan amendment and that notification of the public meeting be provided through the newspaper; and

That subject to the results of the public meeting that the attached Official Plan amendments be adopted by City Council.

CARRIED

- L 3. Report from J. Marshall, Commissioner of Planning and Building, dated January 15, 1997, re: **CITY OF BRAMPTON RESPONSE TO A REQUEST FOR COMMENTS BY THE MINISTER OF MUNICIPAL AFFAIRS ON THE DOCUMENT: "Streamlining the Development Approvals Process: A Model for Enhancing Local**

Control over Planning Decisions; PROPOSED EXEMPTION IMPLEMENTATION STRATEGY” (File P02PA).

PB021-97 That the report from J. Marshall, Commissioner of Planning and Building, dated January 15, 1997, to the Planning and Building Committee meeting of January 20, 1997, re: **CITY OF BRAMPTON RESPONSE TO A REQUEST FOR COMMENTS BY THE MINISTER OF MUNICIPAL AFFAIRS ON THE DOCUMENT: “Streamlining the Development Approvals Process: A Model for Enhancing Local Control over Planning Decisions; PROPOSED EXEMPTION IMPLEMENTATION STRATEGY” (File P02PA)** be received; and

That the Ministry of Municipal Affairs be informed that the City of Brampton supports the implementation of exemption in Peel in Phase 1: January to July 1997, once the Region of Peel Official Plan comes into effect; and

That the Ministry of Municipal Affairs be informed that the City of Brampton opposes any deferral of exemption implementation in Peel, pending the resolution of regional governance issues.

CARRIED

L 4. Verbal report from J. Metras, Commissioner of Legal Services and City Solicitor re: **ONTARIO MUNICIPAL BOARD HEARING - Petro Canada** (File: C1E18.8)

Mr. Metras informed committee that an application had been made by Petro Canada on the lands at Highway 10 and Mayfield Road. The tenants on the subject property objected to the rezoning. He reminded Committee staff and council support them. Petro Canada appealed the decision to the Ontario Municipal Board and a prehearing date has been set for January 27, 1997. Since the decision of Council, the tenants have withdrawn their objections and Petro Canada will probably be asking for the prehearing to be turned into a hearing with a ruling made by the Ontario Municipal Board. Mr. Metras advised that formal notification of the prehearing was made in accordance with directions given by the Ontario Municipal Board. He also advised the Committee that Mr. Neal Grady has been subpoenaed to appear before the Board.

PB022-97 That staff be instructed to:

1. prepare, in consultation with PetroCanada, all the necessary planning documents in support of this application; and
2. attend the Ontario Municipal Board hearing and indicate that the City has no objection to the approval of this development in accordance with the final planning documents; and
3. to request the owner and PetroCanada to post a sign on the premises providing additional notification of the hearing.

CARRIED

M. QUESTION PERIOD - nil

N. CLOSED MEETING - nil

O. ADJOURNMENT

PB023-97 That the Planning and Building Committee do now adjourn to meet again on February 17, 1997, or at the call of the Chair.

CARRIED

<p style="text-align: center;">PLANNING AND BUILDING COMMITTEE MINUTES FEBRUARY 17, 1997</p>
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MEMBERS PRESENT: City Councillor G. Gibson (Chair)
City Councillor L. Jeffrey (Vice Chair)
Regional Councillor L. Bissell
Regional Councillor S. Fennell (left at 9:30 pm)
Regional Councillor G. Miles
Regional Councillor P. Palleschi
City Councillor R. Hunter
City Councillor B. Linton (left at 9:55 pm)
City Councillor B. Cowie
City Councillor D. Metzack
City Councillor J. Sprovieri
City Councillor S. Hames

MEMBERS ABSENT: Mayor Peter Robertson (other municipal business)
Regional Councillor R. Begley (illness)
City Councillor M. Moore (vacation)
City Councillor J. Hutton (absent)
City Councillor P. Richards (illness)

STAFF PRESENT: J. Metras, Commissioner of Legal Services & City Solicitor
J. Marshall, Commissioner of Planning and Building
J. Corbett, Director of Development Services
B. Winterhalt, Director of Planning Policy & Research
K. Walsh, Director of Facility Development & Property Management
R. Bino, Manager of Development Services
D. Waters, Policy Planner
P. Snape, Development Planner
A. Rezoski, Development Planner
L.J. Mikulich, City Clerk
M. Frape, Clerks Assistant Jr.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

The meeting was called to order at 7:00 p.m.

Committee moved into a Closed Meeting at 7:03 p.m. (See Recommendation PB024-97).

Committee moved back into Open Session at 7:40 p.m.

Committee moved into a Closed Meeting at 10:30 p.m. (See Recommendation PB049-97).

Committee moved back into Open Session at 10:35 p.m.

The meeting adjourned at 10:36 p.m.

Item	Recommendation
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- | | | |
|-----|----------------------|--|
| A. | PB025-97 | APPROVAL OF AGENDA |
| D1. | PB030-97
PB031-97 | Delegations - BRAMPTON CENTRAL AREA (formerly the Central Commercial Corridor) - WARDS 1, 3, 4, 5, 7 and 8 (File P25 S36) |

PLANNING AND BUILDING COMMITTEE MINUTES - February 17, 1997

2

- D 2. PB033-97 Delegations - **ROYAL BANK OF CANADA - PARCEL 2 - WARD 2** (File C1W13.12)
- E1. PB032-97 **ROYAL BANK OF CANADA - PARCEL 2 - WARD 2** (File C1W13.12)
- F1. PB034-97 **SANDRINGHAM PLACE INC. - WARD 10** (File C4E13.1)
- F2. PB035-97 **DONALD WEBSTER (Stein Property) - WARD 2** (File
PB036-97 C2E13.16)
PB037-97
- F3. PB038-97 **WESTON LARKIN (Gagliese) - WARD 10** (File C5E17.1)
- F 4. PB026-97 **BRAMPTON CENTRAL AREA (formerly the Central
PB027-97 Commercial Corridor) - WARDS 1,3,4,5,7 and 8
PB028-97 (File P25 S36)
PB029-97**
- G 1. PB039-97 Report from Management and The Planning and Economic
Development Team
- G 2. PB040-97 **SANDRINGHAM PLACE INC. AND WELLINGDALE
COMMUNITY (BRAMPTON) INC. - WARD 10** (File
C5E11.11)
- G 3. PB041-97 **'SIX PACK SUBDIVISIONS' - WARD 10** (File C6E11.14
to C6E11.19)
- G 4. PB042-97 **NEW PARK PLACE DEVELOPMENTS - WARD 5** (File
C1W6.53)
- H 1. PB043-97 **PROPOSED ZONING BY-LAW AMENDMENTS
PB044-97 INCORPORATING INTERIOR DIMENSION STANDARDS FOR
GARAGES RELATING TO THE PROVISION OF REQUIRED
PARKING FOR TWO-UNIT HOUSES** (File G87LO02)
- H 2. PB045-97 **STATUS REPORT - BRAMALEA ROAD SOUTH GATEWAY
SECONDARY PLAN - BRAMALEA ROAD/STEELES AVENUE
REDEVELOPMENT AREA - WARDS 8 & 9** (File P25 S38)
- H 3. PB046-97 **REVISED PROVINCIAL POLICY ON LAND USES NEAR
AIRPORTS (INFORMATION REPORT)** (File P40LE)
- I 1. PB047-97 **BUILDING PERMITS FOR THE MONTH OF JANUARY, 1997**
(File A20)
- J 1. PB048-97 **CITY OWNED BUFFERS - LONG TERM OPERATIONAL
CONCERNS** (File B45FE and P03ST)
- N. PB024-97 **CLOSED MEETING**
PB049-97
- O. PB050-97 **ADJOURNMENT**

CHAIR - CITY COUNCILLOR GIBSON

7:45 p.m. Call to Order

A. APPROVAL OF AGENDA

PB025-97 That the Agenda for the Planning and Building Committee Meeting dated February 17, 1997 be approved as amended to add:

D 1. Additional delegations, re: **BRAMPTON CENTRAL AREA (formerly the Central Commercial Corridor) - WARDS 1, 3, 4, 5, 7 AND 8** (File P25 S36) (See Report F4):

3. Mrs. Theresa Parante, 42 Scott Street
4. Mr. Calvin MacPherson
5. Mr. James Doran, 33 Wellington Street East
6. Mr. Doug Golding, 8 Wellington Street East

D 2. Delegations, re: **ROYAL BANK OF CANADA - PARCEL 2 - WARD 2** (File C1W13.12) (See Report E1):

1. Ms. Pamela Kraft, Kentridge Johnston Limited
2. Mr. Gary Stamm, Stamm & Associates
3. Mr. Michael Gagnon, Gagnon Consulting Planners and Urban Designers Limited

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

* The items marked with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(G1, G2, G4, H2, H3)

D. DELEGATIONS

D 1. Delegations - *See Item F4 (Recommendations PB026-97 to PB031-97)* - re: **BRAMPTON CENTRAL AREA (formerly the Central Commercial Corridor) - WARDS 1, 3, 4, 5, 7 and 8** (File P25 S36)

D 2. Delegations - *See Item E1 (Recommendations PB032-97 to PB035-97)* - re: **ROYAL BANK OF CANADA - PARCEL 2 - WARD 2** (File C1W13.12).

E. DEFERRED/REFERRED ITEMS

E 1. **ROYAL BANK OF CANADA - PARCEL 2 - WARD 2** (File C1W13.12).
(Deferred from Planning and Building Committee meeting of November 18, 1997)

Ms. Pamela Kraft, Kentridge Johnston Limited, spoke on behalf of the applicant regarding their application on Parcel 2 adjacent to the southeast corner of Van Kirk Drive and Bovaird Drive. The site is 80,000 square feet of which only 12,000 square feet of retail is being requested. After meetings with area councillors and representatives for Area 44 in January, they would like to present an amended list of additional uses on Parcel 2 and she is requesting full vehicular access to Sandalwood Parkway.

Mr. Michael Gagnon, Gagnon Consulting Planners and Urban Designers Limited, was present on behalf of the owners within Area 44 which represents approximately 2400 acres. He advised that due to the amended application, he would have to discuss the proposed changes with his clients in advance of the Commercial Opportunities Steering Committee meeting on February 28, 1997.

Mr. Gary Stamm, Stamm & Associates, advised that the lands on Parcel 2 have been serviced for a long time and are not new lands with respect to the City of Brampton land use policy.

The following recommendations were introduced at the request of City Councillor Jeffrey and were subsequently referred to the next meeting as a result of Recommendation PB032-97:

That Section 3.1.1 (a) be amended as follows:

Additional Proposed Uses:

- (a) office including medical office, limited retail establishment to be defined, convenience store, personal service shop, bank, Trust Co. or Finance Co., dry cleaning and laundry distribution station, laundromat, farm produce stand, health centre, commercial school, garden centre establishment and gar bar;
and

That there be a maximum of 15% gross floor area for retail use;

and

- (b) the purposes permitted by "Industrial Four A - Section 186 Zone" (M4A-Sec. 186).

That Section 4(g) be amended to read as follows:

- (g) The applicant shall agree that access to the subject property shall be as follows:

- Full turn access to Sandalwood Parkway
- Full turn access to Van Kirk Drive

The following was then introduced:

PB032-97

That the report dated November 21, 1997, to the Planning and Building Committee meeting of February 17, 1997, re: **ROYAL BANK OF CANADA - PARCEL 2 - WARD 2** (File C1W13.12) be **referred** to the Planning and Building Committee meeting of March 24, 1997, as there is a landowners meeting with regards to the commercial opportunities in Study Area 44 on February 28, 1997.

CARRIED

Item D2 was dealt with at this time.

PB033-97 That the following delegations, to the Planning and Building Committee meeting of February 17, 1997, re: **ROYAL BANK OF CANADA - PARCEL 2 - WARD 2** (File C1W13.12) be received:

1. Ms. Pamela Kraft, Kentridge Johnston Limited
2. Mr. Gary Stamm, Stamm & Associates
3. Mr. Michael Gagnon, Gagnon Consulting Planners and Urban Designers Limited

CARRIED

F. PUBLIC MEETING REPORTS

- F 1. Public Meeting Report dated February 10, 1997, re: **APPLICATION TO AMEND THE OFFICIAL PLAN - SANDRINGHAM PLACE INC. - WARD 10** (File C4E13.1).

PB034-97 That the Public Meeting Report dated February 10, 1997, to the Planning and Building Committee meeting of February 17, 1997, re: **APPLICATION TO AMEND THE OFFICIAL PLAN - SANDRINGHAM PLACE INC. - WARD 10** (File C4E13.1) be received; and

That the application be approved as approved by City Council on January 27, 1997 (Resolution C034-97); and

That the Official Plan amendments be submitted to City Council for adoption.

CARRIED

- F 2. Public Meeting dated February 11, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW - DONALD WEBSTER (Stein Property) - WARD 2** (File C2E13.16).

There was general discussion regarding the hours of operation for the car wash on this site on the northwest corner of Heart Lake Road and Sandalwood Parkway. Mr. Donald Webster advised that he had been in charge of this application over the past year and has complete cooperation with Imperial Oil. In his response to the following recommendation, he advised that he is confident that Imperial Oil will agree with the hours of operation of the car wash ceasing at 9:00 p.m.

The following was introduced at the request of Regional Councillor Palleschi:

PB035-97 *That the hours of operation of the car wash be closed at 9:00 p.m. each evening and be*
 LOST *part of the condition for this development.*

LOST

PB036-97 That the applicant work with the residents immediately adjacent to the site to minimize any imposition of noise that may be created by the operation of the car wash.

CARRIED

PB037-97 That the Public Meeting dated February 11, 1997, to the Planning and Building Committee meeting of February 17, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW - DONALD WEBSTER (Stein Property) - WARD 2** (File C2E13.16) be received; and

That this application be approved subject to the conditions approved by City Council at its meeting held January 27, 1997 (Resolution C034-97) and to the following additional conditions:

1. That the owner shall agree in the development agreement to have the lighting used in association with car wash turned off during the hours when the car wash is not in operations, and
2. That prior to the enactment of the amending by-law, the applicant shall meet with staff and the area councillors to discuss the possibility of providing only one pylon sign on the site or signs at a height lower than the maximum height permitted by the City's sign by-law.

That staff prepare the appropriate documents for the consideration of City Council.

CARRIED

F 3. Public Meeting Report dated February 12, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW - WESTON LARKIN (Gagliese) - WARD 10** (File C5E17.1).

PB038-97 That the Public Meeting Report dated February 12, 1997, to the Planning and Building Committee meeting of February 17, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW - WESTON LARKIN (Gagliese) - WARD 10** (File C5E17.1) be received; and

That the application be approved subject to the conditions approved by City Council at its meeting held January 27, 1997 (Resolution C034-97); and

That staff prepare the appropriate documents for the consideration of City Council.

CARRIED

F 4. Public Meeting Report dated February 12, 1997, re: **BRAMPTON CENTRAL AREA (formerly the Central Commercial Corridor) - WARDS 1,3,4,5,7 and 8** (File P25 S36).

Ms. Tara Brock, 38 Mercer Drive, is in favour of staff's recommendation to redesignate three Mercer Drive properties from Medium Density Residential to Central Area Mixed-Use. She had purchased her home because it was close to the downtown corridor and because of the potential for redevelopment. She is of the opinion that the long term outcome will be most beneficial to all parties involved.

Ms. Dianne Sutter, Dianne Sutter Consulting Services, submitted a Mercer Drive survey subsequent to discussions among the residents after the town hall meeting of February 4, 1997. The survey indicates that 9 out of 17 are in favour of the Mercer Drive redesignation.

Mrs. Theresa Parante, 42 Scott Street, advised Committee that the residents in her area are in favour of the secondary plan to maintain the area as low density residential. Residents are concerned about the preservation of the area and will be opposing any changes to high density residential.

Mr. Calvin MacPherson advised that he would like to see a higher designation from medium to medium-high density. He feels it would be in the City's best interest to apply for a special study designation in order to evaluate the feasibility of the use designation as well as addressing Heritage issues.

Mr. James Doran, 33 Wellington Street East, advised that residents on Wellington Street wish to maintain Wellington Street in its current form. It was clearly stated at the town hall meeting that the existing characteristics of Wellington Street East should not be modified and request that the low density designation not be changed.

Mr. Doug Golding, 8 Wellington Street East, spoke in favour of the north side of Wellington Street East being changed to medium density. The quality of life in the area has already changed from quiet residential to high traffic and noise concerns. He feels that if Brampton will not move forward if we are not prepared for change.

The Commissioner of Planning and Building confirmed that staff will be entering into a study process with the residents to discuss the options.

The following amendments were introduced by Regional Councillor Bissell:

PB026-97 That Section 5.2 of the Downtown Brampton Secondary Plan be revised by adding a new Section 5.2.6 as follows:

"That a Special Study Area designation be applied to the lands north of Queen Street between the Fletchers Creek open space system and Mercer Drive northward to Nelson Street West in order to evaluate the feasibility of redesignating these lands for higher order mixed commercial and residential uses and to also address the practicality of closing Mercer Drive at Queen Street. The findings of this land use and transportation evaluation will be presented to the local area residents at a "town hall" public meeting for more local input before any adjustments to the secondary plan are considered by Planning and Building Committee; and

That the residential homes and the Rice Development Group on the south side of Nelson Street West be invited for future discussion.

CARRIED

PB027-97 That a Special Study Area designation be applied to the lands on the South side of Archdekin Drive from Hansen Road to the easterly curve in the road northerly in order to allow the public one more opportunity to discuss the mixed-use designation of Queen Street which directly backs onto their properties.

CARRIED

PB028-97 That a Special Study Area designation be applied to the lands bounded by Scott Street, Church Street, The Brampton Cemetery, Wilson Street and Nelson Street in order to evaluate the feasibility of redesignating these lands for a low, medium or medium to high density designation; and

That the findings of this land use, heritage study and public input will be presented to a local town hall meeting before any adjustments to the secondary plan are considered by the Planning and Building Committee.

CARRIED

PB029-97

That the Public Meeting Report dated February 12, 1997, to the Planning and Building Committee dated February 17, 1997, re: **BRAMPTON CENTRAL AREA (formerly the Central Commercial Corridor) - WARDS 1,3,4,5,7 and 8** (File P25 S36) be received; and

That the Draft Brampton Central Area Secondary Plans be amended as follows:

- (a) That Schedule SP7(C) of the Downtown Brampton Secondary Plan be revised by as Special Policy Area Number 4 adding the area generally bounded by the rear lot lines of the properties fronting Wellington Street East, Main Street South, the south side of John Street and the west side of Mary Street.
- (b) That Section 5.6 (Special Policy Areas) of the Downtown Brampton Secondary Plan be amended by adding a new Section 5.6.4 as Special Policy Area Number 4 that contains the following policies:
 - “5.6.4.1 New development or additions within Special Policy Area Number 4 shall retain the character, compatibility and scale of the character of the existing housing stock. New development located on the north side of Wellington Street East between Chapel Street and Mary Street shall be either single-family or semi-detached, and shall be compatible in scale with the existing homes in the relevant block. New development within the Medium Density Residential designation fronting the south side of John Street and extending south to Wellington Street East shall be limited in height to three stories and be appropriately screened with fencing from the adjacent low density residential dwellings.
 - 5.6.4.2 The right-of-way of Wellington Street East between Main Street South and Chapel Street shall be a maximum of 23 metres. The remainder of the Wellington Street East right-of-way between Chapel Street and James Street shall range between 17 and to 20 metres. The pavement width of Wellington Street East shall be a maximum of 10 metres. However, the pavement width shall not be increased in areas where serious damage will occur to the natural streetscape fronting Wellington Street East.”
- (c) That Schedule E of the Downtown Brampton Secondary Plan be revised by designating Mill Street North and South, Nelson Street, Dennison Street Haggert Street and Wellington Street West (west of George Street) and Wellington Street East (east of Chapel Street) as a 17-20 metre right-of-way.
- (d) That Section 5.3.4 (Medium-High Density) of the Queen Street Corridor Secondary Plan be revised by adding a new Section 5.3.4.2 as follows if Council concurs with the residents’ decision to support higher residential densities in the Centre Street/Scott Street area:

“Notwithstanding the general definitions in Part II of the Official Plan and Section 5.3.4.1 of this Plan, the density range for the area bounded by Church Street to the north, Nelson Street/Wilson Street to the south, Scott Street to the west and the western limit of the Brampton Cemetery to the east shall be 50 to 148 units per net residential hectare (15 to 60 units per net residential acre). This area has been identified by the City as containing resources of significant heritage value. Accordingly, in conjunction with development applications that propose to remove such resources or increase the scale of development, special consideration will be given to the preservation and maintenance of heritage and other significant structures, or, where possible, integrating such heritage and related resources into the overall development.”

- (e) That Section 5.5 (Public Open Space-Intensive Use) of the Queen Street Corridor Secondary Plan be revised by adding a new Section 5.5.7 as follows:

“Chinguacousy Park is recognized as a destination park, attracting people from both inside and outside the City of Brampton. Chinguacousy Park shall be maintained as a unified open space feature incorporating both active and passive use areas and allowing a variety of recreational activities for all ages at varying intensities. The role of Chinguacousy Park is a critical one and its potential should be protected and enhanced for future generations.”

That the Downtown Brampton and Queen Street Corridor Secondary Plan Official Plan Amendments, including the preceding adjustments, be submitted to Council on February 24, 1997 for adoption by By-Law and for subsequent submission to the Ministry of Municipal Affairs and Housing for approval.

CARRIED

Item D1 was dealt with at this time.

PB030-97 That the following delegations, to the Planning and Building Committee meeting of February 17, 1997, re: **BRAMPTON CENTRAL AREA (formerly the Central Commercial Corridor) - WARDS 1, 3, 4, 5, 7 and 8** (File P25 S36) be received:

1. Dianne Sutter, Dianne Sutter Consulting Services
2. Tara Brock, 38 Mercer Drive, Brampton
3. Mrs. Theresa Parante, 42 Scott Street
4. Mr. Calvin MacPherson
5. Mr. James Doran, 33 Wellington Street East
6. Mr. Doug Golding, 8 Wellington Street East

CARRIED

PB031-97 That all the letters of objection and support including petitions signed by residents, to the Planning and Building Committee meeting of February 17, 1997, be received and **referred** to Planning staff.

CARRIED

G. DEVELOPMENT SERVICES REPORTS

* G 1. Report from Management and The Planning and Economic Development Team.

PB039-96 That the Report from Management and The Planning and Economic Development Team, to the Planning and Building Committee Meeting of February 17, 1997 recommending that the Planning and Building Committee consider reports in respect of the following, be received:

- **SANDRINGHAM PLACE INC. AND WELLINGDALE COMMUNITY (BRAMPTON) INC. - WARD 10** (File C5E11.11).
- **'SIX PACK SUBDIVISIONS' - WARD 10** (File C6E11.14 to 19).
- **NEW PARK PLACE DEVELOPMENTS - WARD 5** (File C1W6.53).

CARRIED

G 2. **SANDRINGHAM PLACE INC. AND WELLINGDALE COMMUNITY (BRAMPTON) INC. - WARD 10** (File C5E11.11).

PB040-97 That the report from A. Rezoski, Development Planner, dated February 4, 1997, to the Planning and Building Committee meeting of February 17, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW - SANDRINGHAM PLACE INC. AND WELLINGDALE COMMUNITY (BRAMPTON) INC. - WARD 10** (File C5E11.11) be received; and

That a public meeting be held in accordance with City Council procedures; and

That subject to the results of the public meeting, staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following conditions:

1. The amending zoning by-law shall zone the property R2A - Section 736.
2. Prior to final approval of the amending zoning by-law, the Official Plan Amendment deleting the parkette shall be approved by the Ministry of Municipal Affairs and Housing.
3. Prior to the issuance of a building permit on the subject site, the applicant shall obtain engineering, servicing and drainage plan approval for the new residential lots from the Works and Transportation Department.

CARRIED

G 3. **'SIX PACK SUBDIVISIONS' - WARD 10** (File C6E11.14 to 19).

J. Marshall, Commissioner of Planning and Building, provided a summary of the background analysis that feels that this proposals best reflects the market.

Direction was given that staff invite the airport to attend the public meeting.

PBO41-97

That the report from A. Rezoski, Development Planner, dated February 11, 1997, to the Planning and Building Committee meeting of February 17, 1997, re: **APPLICATIONS TO AMEND THE ZONING BY-LAW AND DRAFT PLANS OF PROPOSED SUBDIVISION ~ 'SIX PACK SUBDIVISIONS' ~ WARD 10** (File C6E11.14 to 19) be received; and

That a public meeting be held in accordance with City Council procedures; and

That subject to the results of the public meeting, staff be directed to prepare the appropriate amendments to the zoning by-law and that draft plan approvals be subject to the following conditions:

A. J. RUDERMAN (REGION OF PEEL FILE: 21T-95047B)

1. The approval be based on the draft plan prepared by G. M. Sernas & Associates, dated April 24, 1996, and red-lined revised as follows:
 - (a) increase the lot size per dwelling unit for Blocks 22 to 25, both inclusive, to a minimum of 243.9 square metres; and
 - (b) decrease the width of the buffer Block 48 from 7 metres to 5 metres.

B. C. & E. LEE (REGION OF PEEL FILE: 21T-95048B)

1. The approval be based on the draft plan prepared by G. M. Sernas & Associates, dated July 30, 1996, and red-lined revised as follows:
 - (a) decrease the width of the buffer Block 64 from 7 metres to 5 metres; and
 - (b) the 0.3 metre reserves, Blocks 66, 67 and 68, be removed.

C. WASS INVESTMENTS INC. (REGION OF PEEL FILE: 21T-95049B)

1. The approval be based on the draft plan prepared by G. M. Sernas & Associates, dated April 25, 1996, and red-lined revised as follows:
 - (a) increase the lot size per dwelling unit for Blocks 8, 9 and 12 to a minimum of 243.9 square metres; and
 - (b) decrease the width of the buffer Blocks 21 and 22 from 7 metres to 5 metres.

D. MARCIANO LUMBER COMPANY LTD. (REGION OF PEEL FILE: 21T-95050B)

1. The approval be based on the draft plan prepared by G. M. Sernas & Associates, dated July 30, 1996, and red-lined revised as follows:

- (a) increase the lot size per dwelling unit for Blocks 29 to 31, both inclusive, to a minimum of 243.9 square metres; and
- (b) decrease the width of the buffer Blocks 82 from 7 metres to 5 metres.

E. SIGMOND POLAKOW (REGION OF PEEL FILE: 21T-95051B)

1. The approval be based on the draft plan prepared by G. M. Sernas & Associates, dated April 25, 1996, and red-lined revised as follows:
 - (a) increase the lot size per dwelling unit for Blocks 36, 37 and 40 to a minimum of 243.9 square metres; and
 - (b) decrease the width of the buffer Block 90 from 7 metres to 5 metres.

F. TOM NITSOPOULOS (REGION OF PEEL FILE: 21T-95052B)

1. The approval be based on the draft plan prepared by G. M. Sernas & Associates, dated April 25, 1996, and red-lined revised as follows:
 - (a) increase the lot size per dwelling unit for Blocks 39, 40 and 42 to a minimum of 243.9 square metres;
 - (b) decrease the width of the buffer Block 87 from 7 metres to 5 metres; and
 - (c) the 0.3 metre reserve, Block 95, be removed.

G. ALL PLANS OF SUBDIVISION

2. All conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives of said conditions, in accordance with the explanations for their use contained in these lists and as determined applicable by the Commissioner of Planning and Building with the following additions:
 - i. That the applicant shall agree in the Servicing and/or Subdivision Agreements to erect and maintain information signs in English and French at all major entrances to the proposed development advising that "Lack of Provincial funding for schools requires students to be accommodated in temporary facilities elsewhere". These signs, shall be to the Dufferin-Peel Roman Catholic Separate School Board's specifications, at locations determined by the Board and erected prior to registration.

- ii. That applicant shall agree in the servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed. The clauses are to be inserted in English and French.
 - (a) "Where despite the best efforts of the Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bused to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school".
 - (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another designated place convenient to the Board".
- iii. The developer shall agree to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some children from the subdivision will have to be accommodated in temporary facilities and bused to school, according to the Peel Board of Education's Transportation Policy.

The above sign are to be to the Board's specifications and at locations determined by the Board.
- iv. The Peel Board of Education requires that the following clause be placed in any agreement of purchase and sale entered into with respect to any lots on this plan, within a period of five years from the date of registration of the above subdivision agreement.

'Whereas, despite the efforts of The Peel Board of Education, sufficient accommodation will not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the Planning Services Department of The Peel Board of Education to determine the exact schools.'

This plan of subdivision proposes a number of units for which there is no available accommodation. The Board will, therefore, be utilizing portable accommodation and bussing to holding schools until justification and funding for a new school is available from the Ministry of Education and Training."

CARRIED

G 4. **NEW PARK PLACE DEVELOPMENTS LIMITED - WARD 5** (File C1W6.53).

PBO42-97

That the report from N. Grady, Development Planner, dated February 12, 1997, to the Planning and Building Committee meeting of February 17, 1997, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - NEW PARK PLACE DEVELOPMENTS LIMITED - WARD 5** (File C1W6.53) be received; and

It is recommended that the Planning and Building Committee recommend to City Council that:

- A. That City Council confirm that the 33 unit residential development proposed by NEW PARK PLACE DEVELOPMENTS is a residential infilling of a small site which has merit for the City;
- B. Prior to the adoption of the Official Plan amendment and the enactment of the zoning by-law, outstanding comments shall be received from CP Rail and the Peel Board of Education, and staff shall report back to Council with any additional recommended changes to the Official Plan and Zoning By-law amendments and/or the conditions of approval arising from the receipt of these outstanding comments.
- C. Prior to the adoption of the Official Plan and the enactment of the zoning by-law, the applicant shall prepare a Phase II Environmental Site Assessment for the approval of the Chief Building Official, including the completion of any remedial works.
- D. Prior to the adoption of the Official Plan and the enactment of the zoning by-law, the applicant shall pay outstanding application fees respecting the Official Plan Amendment.
- E. Prior to the public meeting, the applicant shall prepare a conceptual site plan which demonstrates that abutting lands can re-developed for medium density residential purposes.
- F. A public meeting be held in accordance with City Council procedures;
- G. Subject to the results of the public meeting, staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following conditions:
 1. The amendment to the Official Plan and the Secondary Plan shall:
 - (a) re-designate the subject lands from "Industrial", "Light Industrial" and "Low Density Residential" to "Medium Density Residential"; and,
 - (b) contain appropriate policies to ensure a good land use integration with the southerly commercial plaza and surrounding residential area.
 2. The amending zoning by-law shall contain the following provisions:
 - (a) shall only be used for the purposes permitted by section 13.1.1 of Zoning By-law 200-82, as amended, which pertains to the R3A zone respecting townhouse dwellings and by section 13.2.1 which pertains to the R3B zone respecting street townhouse dwellings:

- (b) shall be subject to the following requirements and restrictions:
 - (I) for a street townhouse dwelling:
 - (a) Minimum Lot Area:
Interior Lot- 138 square metres
Corner Lot- 154 square metres.
 - (b) Minimum Lot Width:
Interior Lot- 5.48 metres
Corner Lot- 6.09 metres.
 - (c) Minimum Lot Depth- 25 metres
 - (d) Minimum Rear Yard Depth- 6.0 metres
 - (e) Maximum Lot Coverage by Principal Building- 55 per cent.
 - (f) Shall also be subject to the requirements and restrictions relating to the R3B zone, and all of the general provisions of Zoning By-law 200-82, as amended, which are not in conflict with the ones set out above.
 - (II) for a townhouse dwelling:
 - (a) Minimum Front Yard Depth- 3.0 metres;
 - (b) Minimum Interior Side Yard Width- 6.0 metres;
 - (c) Minimum Rear Yard Depth- 1.8 metres;
 - (d) Maximum Lot Coverage by Principal Building(s)- 39%;
 - (e) Except at driveway locations a landscaped open space area having a minimum width of 3.0 metres shall be provided along the westerly property line;
 - (f) Where a garage faces a private road or driveway the minimum setback to the front of the garage shall be 6.0 metres;
 - (g) A minimum of 6 visitor parking spaces shall be provided on site;
 - (h) A maximum of 26 dwelling units shall be permitted; and,

- (i) shall also be subject to the requirements and restrictions relating to the R3A zone, and all of the general provisions of Zoning By-law 200-82, as amended, which are not in conflict with the ones set out above.
- 2. Prior to the enactment of the zoning by-law, the applicant shall enter into a development agreement with the City which shall include the following:
 - a) Prior to the issuance of a building permit, a site development plan, fencing plan, landscape plan, grading and drainage plan, elevation cross section drawings, a fire protection plan and engineering and servicing plans shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans and the revised servicing for the site.
 - b) The applicant shall satisfy all financial, landscaping, engineering and other requirements of the City of Brampton and the Region of Peel, including the payment of Regional, City and Educational Development Charges, in accordance with the respective Development Charges By-law.
 - c) The applicant shall agree to grant easements as may be required for the installation of utilities and municipal services, to the appropriate authorities.
 - d) Prior to site plan approval, the applicant shall submit an arborist's report for the approval of the Commissioner of the Planning and Building Department.
 - e) The applicant shall pay cash-in-lieu of parkland in accordance with City Policy.
 - f) The applicant shall convey to the City a 2.0 metre road widening along the Nelson Street frontage to achieve the ultimate right-of-way width, and sufficient road widening along the Park Street frontage to achieve an ultimate right-of-way width of 17 metres, to the satisfaction of the Commissioner of the Works and Transportation Department.
 - g) The applicant shall convey to the City a 5.0 metre radius rounding (corner daylighting) at the south-east corner of Nelson Street West and Park Street, to the satisfaction of the Commissioner of the Works and Transportation Department.
 - h) The applicant shall submit a storm drainage plan for the approval of the Commissioner of the Works and Transportation Department which shall indicate the proposed storm water management necessary and the capacity of the existing system to accommodate the proposal.

-
- i) The applicant shall submit for the approval of the Commissioner of the Works and Transportation Department a servicing plan and the applicant shall pay for all necessary works to the existing streets resulting from the servicing of the site.
 - j) The applicant shall submit for the approval of the Commissioner of the Works and Transportation Department a drainage plan with special attention to the drainage of the existing lots to the east.
 - k) Prior to the issuance of a building permit for a street townhouse dwelling, the applicant shall make arrangements satisfactory to the City for accommodating front to rear access for interior street townhouse dwelling units.
 - l) The approved site plan and associated site plan agreement shall provide for arrangements satisfactory to the City and the Region of Peel for the provision of all matters and works relating to residential waste disposal.
- (H) Prior to the enactment of the zoning by-law the applicant shall undertake the following to the satisfaction of the Dufferin-Peel Roman Catholic Separate School Board:
1. That the applicant shall agree to erect and maintain information signs in English and French at all major entrances to the proposed development advising that "Lack of Provincial funding for schools requires students to be accommodated in temporary facilities elsewhere." These signs, shall be to the Dufferin-Peel Roman Catholic Separate School Board's specifications, at locations determined by the Board and erected prior to registration.

L'absence d'allocations provinciales pour la construction d'écoles nous oblige à héberger les élèves dans des installations provisoires.
 2. That the applicant shall agree to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed. The clauses are to be inserted in English and French.
 - (a) "Whereas, despite the best efforts of the Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."

Attendu qu'en dépit des efforts déployés par le Conseil des écoles séparées catholiques romaines de Dufferin et Peel, il se peut qu'il soit impossible d'héberger tous les élèves que le Conseil de Dufferin et Peel s'attend à servir dans ce quartier.

Vous etes donc avises par la presente que les eleves seront soit heberges dans des installations temporaires, soit transportes par autobus a une ecole en dehors de votre quartier. Il est possible que les eleves soient ulterieurement reaffectes a leur ecole de quartier.

- (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another designated place convenient to the Board."

Que les acheteurs acceptent pour fins de transport que les residents et residentes de la subdivision consentent a ce que les enfants prennent l'autobus scolaire sur les chemins actuels ou a un autre endroit designe selon les preferences de Conseil.

CARRIED

H. POLICY AND RESEARCH REPORTS

- H 1. Report from C. Saunders, Policy Planner, dated February 12, 1997, re: **PROPOSED ZONING BY-LAW AMENDMENTS INCORPORATING INTERIOR DIMENSION STANDARDS FOR GARAGES RELATING TO THE PROVISION OF REQUIRED PARKING FOR TWO-UNIT HOUSES** (File G87LO02).

There was general discussion regarding the suggested change in criteria in processing applications of new two-unit houses. Committee feels that staff should be strict in their guidelines when processing applications.

J. Corbett, Director of Development Services, advised that there are certain criteria that is mandatory when processing application but issues such as parking could use some discretion. He confirmed that sem-detached dwellings do not qualify for basements apartments.

The following was introduced at the request of City Councillor Sprovieri:

PB043-97
LOST That a notice be posted on the property for all applications for two-unit houses coming before Committee of Adjustment.

LOST

PB044-97 That the Report from C. Saunders, Policy Planner, dated February 12, 1997, to the Planning and Building Committee meeting of February 17, 1997, re: **PROPOSED ZONING BY-LAW AMENDMENTS INCORPORATING INTERIOR DIMENSION STANDARDS FOR GARAGES RELATING TO THE PROVISION OF REQUIRED PARKING FOR TWO-UNIT HOUSES** (File G87LO02) be received; and

That staff be directed to hold a public meeting to present draft amendments to the Zoning By-laws to establish within the general provisions section applying to the establishment of new two-unit houses, a minimum interior double garage dimension of 5.2 metres by 5.4 metres (17 feet by 17.7 feet) with a minimum of 28 square metres (301.4 square feet) of unobstructed floor area, where the matter is related to the provision of required parking for a two-unit house.

CARRIED

- H 2. Report from D. Waters, Policy Planner, dated February 12, 1997, re: **STATUS REPORT - BRAMALEA ROAD SOUTH GATEWAY SECONDARY PLAN - BRAMALEA ROAD/STEELES AVENUE REDEVELOPMENT AREA - WARDS 8 & 9** (File P25 S38).
- PB045-07 That the report from D. Waters, Policy Planner, dated February 12, 1997, to the Planning and Building Committee meeting of February 17, 1997, re: **STATUS REPORT - BRAMALEA ROAD SOUTH GATEWAY SECONDARY PLAN - BRAMALEA ROAD/STEELES AVENUE REDEVELOPMENT AREA - WARDS 8 & 9** (File P25 S38) be received; and

That consideration of the concept plan for the Bramalea Gateway redevelopment area be deferred for up to three months to enable Council members and staff to work with the local area residents and industries on a revised land use concept; and

That staff be directed to submit a revised land use and transportation concept plan for the Bramalea/Steeles Redevelopment Area for the consideration of Planning and Building Committee before the expiry of the three month deferral period.

CARRIED

- H 3. Report from B. Winterhalt, Director of Policy Planning & Research, dated February 11, 1997, re: **REVISED PROVINCIAL POLICY ON LAND USES NEAR AIRPORTS (INFORMATION REPORT)** (File P40LE).
- PB046-97 That the report from B. Winterhalt, Director of Policy Planning & Research, dated February 11, 1997, to the Planning and Building Committee meeting of February 17, 1997, re: **REVISED PROVINCIAL POLICY ON LAND USES NEAR AIRPORTS (INFORMATION REPORT)** (File P40LE) be received.

I. BUILDING REPORTS

- I 1. **BUILDING PERMITS FOR THE MONTH OF JANUARY, 1997** (File A20).
- Direction was given that staff provide a breakdown of residential and commercial.
- PB047-97 That the **BUILDING PERMITS FOR THE MONTH OF JANUARY, 1997** (File A20), to the Planning and Building Committee meeting of February 17, 1997, be received.

CARRIED

J. URBAN DESIGN AND ZONING REPORTS

- J 1. Report from S.H. Dewdney, Manager, Design Services, dated February 7, 1997, re: **CITY OWNED BUFFERS - LONG TERM OPERATIONAL CONCERNS** (File B45FE and P03ST).
- S. Dewdney advised that the developers are in favour of the report. There was general discussions regarding the buffers and safety concerns.
- Direction was given that staff forward the report to the Peel Regional Police for their comments and report back to Committee.

PLANNING AND BUILDING COMMITTEE MINUTES - February 17, 1997
20

PB048-97 That the report from S.H. Dewdney, Manager, Design Services, dated February 7, 1997, to the Planning and Building Committee meeting of February 17, 1997, re: **CITY OWNED BUFFERS - LONG TERM OPERATIONAL CONCERNS** (File B45FE and P03ST) be received; and

That an overall objective be established to ensure that publically owned buffers within new subdivisions do not exceed one (1) percent of the total subdivision area wherever practicable; and

That staff work with developers to achieve this objective by:

- (i) utilizing non noise sensitive land uses adjacent to noise sources to the greatest possible extent,
- (ii) placing buffers in private ownership wherever possible,
- (iii) allowing noise levels to exceed the M.O.E.E. Guideline of 55 dBA by 5 dBA in outdoor living areas, as permitted by the M.O.E.E.,
- (iv) increasing the standard height of noise walls in Brampton from 2.0 metres to 2.2 metres,
- (v) modifying the design of buffers to include steeper slopes, minimizing the amount of grass, providing continuous tree and shrub planting, and
- (vi) investigating the feasibility of collecting cash-in-lieu from developers for streetscape planting guarantees.

CARRIED

K. HERITAGE BOARD MINUTES - nil

L. OTHER BUSINESS - nil

M. QUESTION PERIOD - nil

N. CLOSED MEETING

At 7:03 p.m., the following recommendation was passed:

PB024-97 That this Committee proceed into a Closed Meeting in order to address a matter pertaining to personal matters about an identifiable individual, including municipal or local board employees.

CARRIED

Committee moved back into Open Session at 7:40 p.m.

At 10:30 p.m., the following recommendation was passed:

PB049-97 That this Committee proceed into a Closed Meeting in order to address a matter pertaining to security of the property of the municipality or local board.

CARRIED

Committee moved back into Open Session at 10:35 p.m.

O. ADJOURNMENT

PB050-97 That the Planning and Building Committee do now adjourn to meet again on March 24, 1997, or at the call of the Chair.

CARRIED

G1-1

PLANNING AND BUILDING COMMITTEE MINUTES
MARCH 24, 1997

MEMBERS PRESENT: City Councillor G. Gibson (Chair)
Regional Councillor R. Begley (left at 8:30 pm)
Regional Councillor L. Bissell
Regional Councillor S. Fennell
Regional Councillor P. Palleschi
City Councillor R. Hunter
City Councillor B. Linton (left at 10:16 pm)
City Councillor B. Cowie
City Councillor J. Hutton
City Councillor D. Metzack
City Councillor J. Sprovieri
Mayor Peter Robertson

BRAMPTON CITY COUNCIL

DATE: APR 2/97

MEMBERS ABSENT: City Councillor L. Jeffrey (Vice Chair) (vacation)
Regional Councillor G. Miles (vacation)
City Councillor M. Moore (vacation)
City Councillor S. Hames (vacation)
City Councillor P. Richards (illness)

STAFF PRESENT: J. Metras, Commissioner of Legal Services & City Solicitor
L.T. Koehle, Commissioner of Works & Transportation
J. Marshall, Commissioner of Planning and Building
J. Corbett, Director of Development Services
B. Winterhalt, Director of Planning Policy & Research
K. Walsh, Director of Facility Development & Property Management
R. Bino, Manager of Development Services
C. Saunders, Policy Planner
Dave Ross, Manager, Development Services
Carl Brawley, Manager, Land Use Policy, Planning
Colin Chung, Policy Planner
D. Waters, Policy Planner
I.J. Mikulich, City Clerk
K. MacCollum, Secretary to Standing Committees.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

The meeting was called to order at 7:00 p.m.

Committee moved into a Closed Meeting at 7:05 p.m. (See Recommendation PB000-97).

Committee moved back into Open Session at 7:35 p.m.

The meeting adjourned at 12:00 a.m.

Item Recommendation

- | | | |
|------|----------------------|--|
| A. | PB051-97 | APPROVAL OF AGENDA |
| D 5 | PB052-97 | CITY OF BRAMPTON OFFICIAL PLAN 1993 - REQUEST FOR REFERRAL TO ONTARIO MUNICIPAL BOARD (ELWOOD MORRIS/HALLSTONE ROAD) (File G23PL). |
| E 1. | PB054-97
PB055-97 | ROYAL BANK OF CANADA - PARCEL 2 - WARD 2 (File C1W13.12) |

G1-2

- F 1. PB056-97 NEW PARK PLACE DEVELOPMENTS LIMITED - WARD 5 (File C1W6.53).
- F 2. PB057-97 'SIX PACK SUBDIVISIONS' - WARD 10 (File C6E1 1.14 to 19).
- F 3. PB058-97 SANDRINGHAM PLACE INC. AND WELLINGDALE COMMUNITY (BRAMPTON) INC. - WARD 10 (File C5E11.11).
- G 1. PB059-97 Report from Management and The Planning and Economic Development Team.
- G 2. PB-60-97 SANDRINGHAM PLACE INC. (Neighbourhood 201) - WARD 10 (File C3E12.6).
- G 3. PB061-97 POUND, STEWART STEIN (Ontario Realty Corporation) - WARD 10 (File T7E15.11).
- G 4. PB062-97 METRUS PROPERTIES LIMITED - WARD 10 (File C8E5.2).
- H 1. PB063-97 TECHNICAL MODIFICATIONS TO AMENDMENT NUMBER 292 TO THE 1984
PB064-97 OFFICIAL PLAN OF THE CITY OF BRAMPTON PLANNING AREA RELATING TO THE
PARKS AND RECREATION MASTER PLAN (File P25OV, P25S-41 and P25S-42).
- H 2. PB065-97 BRAM EAST (FORMERLY EASTGATE) SECONDARY PLAN - STATUS REPORT ON
PB066-97 CIRCULATION COMMENTS AND REFERRAL REQUESTS (File P25S-41).
- H 3. PB067-97 BRAMPTON CENTRAL AREA - PROPOSED DOWNTOWN BRAMPTON AND QUEEN
PB068-97 STREET CORRIDOR SECONDARY PLANS - WARDS 1, 3, 4, 5, 7 AND 8 (File P25 S-36)
PB069-97
- H 4. PB070-97 BRAM WEST SECONDARY PLAN AREA 40: DRAFT SECONDARY PLAN (File P25S40).
PB071-97
PB071-97
- I 1. PB073-97 BUILDING PERMITS FOR THE MONTH OF FEBRUARY, 1997 (File A20)
- K 1. PB074-97 Minutes - HERITAGE BOARD - November 21, 1996
- L 1. PB075-97 BRAMPTON MEMORIAL GARDENS - PROPOSED COLUMBARIUM STRUCTURE NO.
85 (File).
- O. PB076-97 ADJOURNMENT


CHAIR - CITY COUNCILLOR GIBSON

61-3

7:35 p.m. Call to Order

A. APPROVAL OF Agenda

PB051-97 That the Agenda for the Planning and Building Committee Meeting dated March 24, 1997 be approved as amended to add:

- D 1. Additional delegation, re: ROYAL BANK OF CANADA - PARCEL 2 - WARD 2 (File CIW13.12) (See Item E1):
 - 2. Michael Gagnon, Gagnon Consulting Planners & Urban Designers Ltd.
- D 2. Additional delegations, re: BRAMPTON CENTRAL AREA - PROPOSED DOWNTOWN BRAMPTON AND QUEEN STREET CORRIDOR SECONDARY PLANS - WARDS 1, 3, 4, 5, 7 AND 8 (File P25S36) (See Item H3):
 - 11. Mr. Stephen D'Agostino, Thompson Rogers
 - 12. Correspondence from the Brampton Heritage Board, dated March 24, 1997
- D 3. Additional delegation, re: re: BRAM EAST (FORMERLY EASTGATE) SECONDARY PLAN - STATUS REPORT ON CIRCULATION COMMENTS AND REFERRAL REQUESTS (File P25S-41)
 - 2. Mr. Don Givens
- D 5. Additional delegation, re: CITY OF BRAMPTON OFFICIAL PLAN 1993 REQUEST FOR REFERRAL TO ONTARIO MUNICIPAL BOARD (ELWOOD MORRIS/HALLSTONE ROAD) (File G23PL).
 - 2. Michael Gagnon, Gagnon Consulting Planners & Urban Designers Ltd.
- D 6. Delegation, re: BRAM WEST SECONDARY PLAN AREA 40: DRAFT SECONDARY PLAN. (File P25S40) (See Report H4):
 - 1. Mr. Jeff Davies, Huttonville Area Rate Payers Organization (HARPO)

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

- * The following Items listed with an asterisk (*) are considered to be of controversial nature by the Committee and will be approved at one time. The separate discussion of these items unless a Committee Member request, the item will not be consented to and will be considered in the normal agenda.

(F1, F2, F3, G1, G2, G3, I1, K1, L1)

G1-4

D. DELEGATIONS

- D 1. Delegations, re: ROYAL BANK OF CANADA - PARCEL 2 - WARD 2 (File C1W13. 12)
See Item E1

1. Mr. Leon R. Kentridge, Kentridge Johnston Limited
2. Mr. Michael Gagnon, Gagnon Consulting Planners & Urban Designers Ltd.

DEALT WITH UNDER ITEM E 1 - Recommendation PBO54-97 & PBO55-97

- D 2. Delegations, re: BRAMPTON CENTRAL AREA - PROPOSED DOWNTOWN BRAMPTON AND QUEEN STREET CORRIDOR SECONDARY PLANS - WARDS 1, 3,4,5, 7 AND 8 (File P25S36)

See Item H 3

1. Michael Pettes, 80 Mill Street South
2. Douglas and Mrs. Jane Morris, 79 Mill Street South (not present)
3. Gloria Ryan, 62 Wellington Street West
4. Dave Beatty, 27 Elizabeth Street South
5. Darlene Karreman, 42 Wellington Street West
6. Rebecca Ewan, 53 Wellington Street West (declined)
7. Steve Hendry, 78 Mill Street South (not present)
8. Jane Potovszky, 48 Mill Street South (declined)
9. James Doran, 33 Wellington Street West
10. Bruce Allan, 9 Craig Street
11. Stephen D'Agostino - added by Recommendation PBO51-97 (declined to speak)

DEALT WITH UNDER ITEM H 3 - Recommendations PBO67-97 - PBO69-97

- D 3. Delegations, re: BRAM EAST (FORMERLY EASTGATE) SECONDARY PLAN - STATUS REPORT ON CIRCULATION COMMENTS AND REFERRAL REQUESTS (File P25S-41)

See Item H2.

1. Mr. David Drake, EMC Group Limited
2. Mr. Don Given, Malone, Given, Parsons

DEALT UNDER ITEM H 2 - Recommendations PBO65-97 and PBO66-97

- D 4. Mr. Bob Hooshley, Project Manager, Metrus Development Inc., re: TECHNICAL MODIFICATIONS TO AMENDMENT NUMBER 292 TO THE 1984 OFFICIAL PLAN OF THE CITY OF BRAMPTON PLANNING AREA RELATING TO THE PARKS AND RECREATION MASTER PLAN (File P25OV, P25S-41 and P25S-42)

See Item H1.

DEALT WITH UNDER ITEM H 1 - Recommendations PBO63-97 and PBO64-97

- D 5. Delegations, re: CITY OF BRAMPTON OFFICIAL PLAN 1993 - REQUEST FOR REFERRAL TO ONTARIO MUNICIPAL BOARD (ELWOOD MORRIS/HALLSTONE ROAD) (File G23PL) .

1. Mr. Glen Schnarr, Glen Schnarr & Associates
2. Mr. Michael Gagnon, Gagnon Consulting Planners & Urban Designers Ltd.

Mr. Glen Schnarr was in attendance and spoke against the referral to the Ontario Municipal Board. Mr. Michael Gagnon spoke in agreement with Glen Schnarr but disagreed with the reason for the referral to the Ontario Municipal Board.

G15

PB052-97

That the following delegations, to the Planning and Building Committee meeting of March 24, 1997, re: CITY OF BRAMPTON OFFICIAL PLAN 1993 - REQUEST FOR REFERRAL TO ONTARIO MUNICIPAL BOARD (ELWOOD MORRIS/HALLSTONE ROAD) (File G23PL) be received.

1. Mr. Glen Schnarr, Glen Schnarr & Associates
2. Mr. Michael Gagnon

CARRIED

The following was introduced at the request of Regional Councillor Palleschi

PB053-97

That Mr. Elwood Morris, his solicitor, Mr. Harold G. Elston, and his agent, Mr. Michael Gagnon, be advised that the City will not support residential development on the Morris lands and that, if necessary, the City will participate to the fullest extent in any Ontario Municipal Board hearing to refuse these residential uses; and

That Mr. Elwood Morris be advised that the City of Brampton considers the referral to be frivolous, and the City requests that the referral to the Ontario Municipal Board be withdrawn forthwith; and

That City staff be directed to process the Streetsville Glen development application as expeditiously as possible in order to facilitate an early and straightforward Board hearing if necessary, or otherwise to ensure early completion of the Financial Drive extension and release of the industrial property to the market.

CARRIED

- D 6. Delegation of Mr. Jeff Davis, Solicitor for HARPO, re: BRAM WEST SECONDARY PLAN AREA 40: DRAFT SECONDARY PLAN (File P25S40).

DEALT WITH UNDER ITEM H 4 - Recommendation PB070-97 and PB071-97

E. DEFERRED/REFERRED ITEMS

- E 1. Report from P. Snape, Development Planner, dated November 21, 1997, re: ROYAL BANK OF CANADA - PARCEL 2 - WARD 2 (File C1W13.12) (See Item D1). (Deferred from Planning & Building Committee of February 17, 1997 Recommendation PB032-97)

See Item D 1.

Mr. Leon Kentridge, Kentridge Johnston Limited spoke on behalf of the Royal Bank. He was asking for additional uses to be added to the recommendation and permission for full vehicular access to Sandalwood Parkway. He presented a letter of support from Councillor Jeffrey who was not in attendance due to other commitments.

Mr. Michael Gagnon spoke in favour of the Royal Bank being given 160,000 square feet of land together so that there is no lot in between the two plazas. He also supported the Royal Bank lands being converted to commercial zoning.

PB054-97

That the delegations, to the Planning and Building Committee meeting of March 24, 1997, re: ROYAL BANK OF CANADA - PARCEL 2 - WARD 2 (File C1 W13.12) be received:

1. Mr. Leon Kentridge
2. Mr. Michael Gagnon

CARRIED

GL6

PB055-97

That the report from P. Snape, Development Planner, dated November 21, 1997, re: Supplementary Report - Application to Amend the Official Plan and Zoning By-law ROYAL BANK OF CANADA - PARCEL 2 - WARD 2 (File C1W13.12) be received; and

That parcel 2 on Map 1 of the staff report for the 80,000 sq. ft. for strip retail/commercial uses be approved subject to the lands between the corner of McLaughlin Road (80,000 sq. ft. site Parcel 2) not be developed for retail commercial; and

That the Royal Bank submit a letter stating they will not apply for retail/commercial zoning on the lands between Parcel 1 and Parcel 2 by Wednesday, April 2, 1997.

CARRIED

F. PUBLIC MEETING REPORTS

F 1. NEW PARK PLACE DEVELOPMENTS LIMITED - WARD 5 (File C1W6.53).

PB056-97

That the Public Meeting report dated March 18, 1997, to the Planning and Building Committee meeting of March 24, 1997, re: Application to Amend the Official Plan and Zoning By-law - New Park Place Developments Limited (Our File: C1W6.53) be received; and

That the application be approved subject to the conditions approved by City Council at its meeting of February 24, 1997, (attached as Appendix "B"); and, amended as follows:

G.2 I and G.2 II shall include the following:

a maximum building height of two storeys; and,

G. 2 II shall include a provision which requires the block townhouse dwellings "C" and "D" have a minimum setback of 9.0 metres from the easterly property line.

That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

* F 2. 'SIX PACK SUBDIVISIONS' - WARD 10 (File C6E11.14 to 19).

PB0057-97

That the Public Meeting Report dated March 20, 1997, to the Planning and Building Committee meeting of March 24, 1997, re: Applications to Amend the Zoning By-law and Draft Plans of Proposed Subdivisions, Northwest Corner of Airport Road and Bovaird Drive, J. RUDERMAN, C. & E. LEE, WASSINVESTMENTS INC., MARCIANO LUMBER COMPANY LTD., SIGMOND POLAKOW, AND TOM NITSOPOULOS" (Our Files: C6E11.14 to .19, both inclusive)" be received; and,

That the applications be approved subject to the conditions of approval, approved at the February 24, 1997 City Council meeting (attached as Appendix C) with the following modifications:

1. Add the following condition to all six plans of subdivision:

"The applicant shall provide a 2.4 metre wide bicycle path on the north side of Bovaird Drive and on the west side of Airport Road where it abuts the plan in accordance with the Pedestrian and Cycling Trails report to the satisfaction of the Community Services Department."

2. Add the following redline revisions:

61-7

C. & E. LEE PLAN OF SUBDIVISION (C6E11.15, 2IT-95048B)

- "1.(c) delete Block 61, combine the west half of this former block with Block 62, Neighbourhood Park, realign Street B approximately 9 metres to the west and relot accordingly to encompass the east half of the former block and the easterly 9 metres of Block 62."

MARCIANO LUMBER COMPANY LTD. PLAN OF SUBDIVISION (C6E11.17, 2IT-95050B)

- "1.(c) align Street B approximately 9 metres to the west and relot accordingly to encompass the easterly 9 metres of Block 62."

3. Delete the following standard conditions:

C. & E. LEE PLAN OF SUBDIVISION (C6E11.15, 2IT-95048B)

- "53. That prior to the registration of the plan, the applicant shall make arrangements satisfactory to the Dufferin-Peel Roman Catholic Separate School Board for:
- a) The acquisition, or reservation for future acquisition, of Block 61 designated in the plan for separate elementary school purposes.
 - b) The clearing, grubbing, engineered filling, where required, and grading of Block 61 be carried out to the satisfaction of the Dufferin-Peel Roman Catholic Separate School Board. This includes the removal of any and all buildings and structures, tanks and utility structures.
 - c) A clause and securities be included in the servicing agreement which prohibits the stockpiling of any soils or material on Block 61 and guarantees the existing stockpiled material be removed.
 - d) That the designation of Block 61 as an elementary separate school site is subject to the completion of a soils report, of which the findings will be addressed by the applicant to the satisfaction of the Dufferin-Peel Roman Catholic Separate School Board.
54. That in accordance with the requirements of the Secondary Plan, The Dufferin-Peel Roman Catholic Separate School Board requires the developer to execute a Master School Agreement, prior to registration.
55. The applicant shall agree that in the event that Block 61 is not acquired by the Dufferin-Peel Roman Catholic Separate School Board, the block or blocks, shall be offered to the Peel Board of Education, and if not acquired by said other board shall be offered for sale to the City for Purchase, in whole or in part."

C. THAT staff prepare the appropriate documents for the consideration of City Council.

CARRIED

- * F 3. SANDRINGHAM PLACE INC. AND WELLINGDALE COMMUNITY (BRAMPTON) INC. WARD 10 (File C5E11.11).

PB058-97 That the Public Meeting Report dated March 7, 1997, to the Planning and Building Committee of March 24, 1997, re: Application to Amend the Zoning By-law - Sandringham Place Inc. and Wellingdale Community (Brampton) Inc. (Our File: C5E11.11)" be received: and

G1-8

That the application be approved subject to the conditions approved at the February 24, 1997 City Council meeting (attached as Appendix B); and

That staff prepare the appropriate documents for the consideration of City Council.

CARRIED

G. DEVELOPMENT SERVICES REPORTS

* G 1. Report from Management and The Planning and Economic Development Team.

PB059-97 That the Report from Management and The Planning and Economic Development Team, to the Planning and Building Committee Meeting of March 24, 1997, recommending that the Planning and Building Committee consider reports in respect of the following, be received:

- SANDRINGHAM PLACE INC. (Neighbourhood 201) - WARD 10 (File C3E12.6).
- FOUND, STEWART STEIN (Ontario Realty Corporation) - WARD 10 (File T7E15.11) .
- METRUS PROPERTIES LIMITED - WARD 10 (File C8E.5.2).

CARRIED

* G 2. SANDRINGHAM PLACE INC. (Neighbourhood 201) - WARD 10 (File C3E12.6).

PB060-97 That the report from Neal Grady, Development Planner, dated March 18, 1997, to the Planning and Building Committee of March 24, 1997, re: SANDRINGHAM PLACE INC. (Neighbourhood 201) - WARD 10 (File C3E12.6) be received; and

That a public meeting be held in accordance with City Council procedures;

Subject to the results of the public meeting, staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

1. Zoning by-law 22-95 shall be amended as follows to reflect the following changes as shown on the proposed final M-Plan(s):
 - (a) schedule A to the Zoning By-law shall reflect adjustments in the zone boundary for the Open Space zoning of the neighbourhood commercial park and the R3B-Section 766 zone boundary pertaining to lot 16 and lots 26-30 inclusive;
 - (b) lots 21-23 inclusive shall have a minimum lot depth of 30 metres;
 - (c) lots 19 and 20 shall have a minimum lot width of 9.1 metres;
 - (d) lot 133 shall have a minimum lot width of 11.98 metres;
 - (e) lot 9 shall have a minimum lot width of 17.71 metres (58.10 feet);
 - (f) lot 69 shall have a minimum lot area of 510.2 square metres;
 - (g) lot 330 shall have a minimum lot depth of 22 metres;
 - (h) lot 354 shall be zoned "R2A-Section 763"; and,
 - (i) section 762.2 (4) shall be amended to "760.2(4) to 760.2(8) inclusive

CARRIED

G1-10

- 1.4 For the purpose of this section, a Retail Warehouse shall mean a building or structure or part of a building or structure, where a single user occupies a minimum gross floor area of 1858 square metres and where the principle use is the sale of products displayed and stored in a warehouse format and where such products shall not include food and pharmaceutical products.
- 2.0 For the lands designated Prestige Industrial the site specific zoning by-law shall contain the following:
- 2.1 The lands shall only be used for:
- (1) the manufacturing, processing, assembling, packaging, repairing, warehousing and storage of goods within a wholly enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop;
 - (2) an office;
 - (3) a research and development facility;
 - (4) a recreational facility or structure;
 - (5) a day nursery;
 - (6) a retail outlet operated in conjunction with a permitted use in 2.1 (1) provided that the total gross floor area of the retail outlet does not exceed 15 percent of the total gross floor area of the respective permitted use.
 - (7) purposes accessory to other permitted purposes.
- 2.2 The lands shall be subject to the following restrictions and requirements:
- (1) Minimum Front Yard Depth - 15.0 metres;
 - (2) Minimum Exterior Side Yard Width - 15.0 metres;
 - (3) Minimum Lot Width - 60.0 metres;
 - (4) Minimum Lot Area - 1.2 hectares;
 - (5) Maximum Lot Coverage - 45 percent;
 - (6) Maximum Building Height - 13.7 metres;
 - (7) Minimum Landscaped Open Space shall be:
 - (a) 3 metres abutting local roads, except at approved access locations;
 - (8) Minimum setback from a railway right-of-way - 15 metres;
 - (9) The maximum gross floor area of an office which is not accessory or ancillary to an other permitted use shall be 50 percent of the lot area.
- 2.3 The lands shall also be subject to the requirements and restrictions of the M4 zone and all the general provisions of this by-law which are not in conflict with those in 2.2.
- 3.0 Prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City which shall include the following:

G1-9

* G 3. POUND, STEWART STEIN (Ontario Realty Corporation) - WARD 10 (File T7E15.11).

PB061-97 That the report from Paul Snape, Development Planner, dated March 18, 1997, to the Planning and Building Committee of March 24, 1997, re: POUND, STEWART STEIN (Ontario Realty Corporation) - WARD 10 (File T7E15.11) be received: and

That a Public Meeting be held in accordance with City Council procedures.

Subject to the results of the public meeting, the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

- 1.0 For the lands designated Mixed Industrial/Commercial the site specific zoning by-law shall contain the following:
 - 1.1 The lands shall only be used for the following purposes:
 - (1) The purposes permitted in an M1 zone;
 - (2) a retail warehouse, excluding a supermarket, a grocery store, a convenience store, a variety store and a motor vehicle parts retail outlet;
 - (3) a garden centre sales establishment;
 - (4) a service shop;
 - (5) a banquet hall, and
 - (6) purposes accessory to other permitted purposes.
 - 1.2 The lands shall be subject to the following restrictions and requirements:
 - (1) Minimum Front Yard Depth - 15.0 metres;
 - (2) Minimum Exterior Side Yard Width - 15.0 metres;
 - (3) Minimum Lot Width - 50.0 metres;
 - (4) Minimum Lot Area - 0.8 hectares;
 - (5) Maximum Lot Coverage - 35 percent;
 - (6) Maximum Building Height - 13.7 metres;
 - (7) Minimum Landscaped Open Space shall be:
 - (a) 12 metres abutting Airport Road, except at approved access locations; and
 - (b) 3 metres abutting all other roads, except at approved access locations.
 - (8) Minimum setback from a railway right-of-way - 15 metres.
 - 1.3 The lands shall also be subject to the requirements and restrictions of the M1 zone and all the general provisions of this by-law which are not in conflict with those in 1.2.

G1-11

- (a) Prior to the issuance of a building permit, a site development plan, a fencing plan, a landscaping plan, a grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plans shall be approved by the City, and appropriate securities shall be deposited with the City, to ensure implementation of these plans in accordance with the City's site plan review process.
- (b) Prior to site plan approval or to the issuance of any building permit with respect to the subject lands, the owner shall satisfy all financial, landscaping, engineering and other requirements of the City of Brampton and the Regional Municipality of Peel, including cost sharing requirements with respect to storm water management works, and the payment of Regional and City development charges and applicable Educational development charges in accordance with their respective Development Charges By-laws.
- (c) The owner shall grant easements, as may be required, to the appropriate authorities for the installation of utilities and municipal services.
- (d) The owner agrees that direct vehicular access to Airport Road will not be permitted, and that a 0.3 metre reserve along the Airport Road frontage of the lands shall be conveyed to the Region of Peel.

CARRIED

G 4. METRUS PROPERTIES LIMITED - WARD 10 (File C8E5.2).

PB062-97 That the report from Al Rezoski, Development Planner, dated March 20, 1997, to the Planning and Building Committee of March 24, 1997, re: METRUS PROPERTIES LIMITED - WARD 10 (File C8E5.2) be deferred to the next meeting of the Planning and Building Committee on April 21, 1997.

CARRIED

H. POLICY AND RESEARCH REPORTS

- H 1. Report from C. Saunders, Policy Planner, dated March 19, 1997, re: TECHNICAL MODIFICATIONS TO AMENDMENT NUMBER 292 TO THE 1984 OFFICIAL PLAN OF THE CITY OF BRAMPTON PLANNING AREA RELATING TO THE PARKS AND RECREATION MASTER PLAN (File P250V, P25S-41 and P25S-42).

See Item D 4.

Mr. Hooshley was in attendance but did not speak.

PB063-97 That the delegation of Mr. Bob Hooshley, Project Manager, Metrus Development Inc., to the Planning and Building Committee meeting of March 24, 1997, re: TECHNICAL MODIFICATIONS TO AMENDMENT NUMBER 292 TO THE 1984 OFFICIAL PLAN OF THE CITY OF BRAMPTON PLANNING AREA RELATING TO THE PARKS AND RECREATION MASTER PLAN (File P250V P25S-41 and P25S-42) be received.

CARRIED

GL12

PB064-97

That the report from C. Saunders, Policy Planner, dated March 19, 1997, re: TECHNICAL MODIFICATIONS TO AMENDMENT NUMBER 292 TO THE 1984 OFFICIAL PLAN OF THE CITY OF BRAMPTON PLANNING AREA RELATING TO THE PARKS AND RECREATION MASTER PLAN (File P250V, P25S-41 and P25S-42) be received; and

That the proposed Minister's modifications to Official Plan Amendment 292 to the City's 1984 Official Plan as outlined in this report and consolidated in Appendix I to this report be endorsed.

That staff be directed to forward this report to the Minister of Municipal Affairs and Housing as background to the proposed modifications endorsed by Council.

In accordance with Section 34(17) of the Planning Act R.S.O. 1990, c.P.13 as amended, Council hereby determines that no further public notice is to be given in respect to Official Plan Amendment 292, except for the matter of the Medium Density Residential designation and allocation of 210-250 units for area TS3 which should be addressed at a standard Public Meeting

CARRIED

H 2.

Report from B. Winterhalt, Director of Planning Policy & Research, dated March 19, 1997, re: BRAM EAST (FORMERLY EASTGATE) SECONDARY PLAN - STATUS REPORT ON CIRCULATION COMMENTS AND REFERRAL REQUESTS (File P25S-41).

See Item D 3.

PB065-97

That the delegations, re: BRAM EAST (FORMERLY EASTGATE) SECONDARY PLAN STATUS REPORT ON CIRCULATION COMMENTS AND REFERRAL REQUESTS (File P25S-41) be received; and

1. Mr. David Drake, EMC Group Limited (withdrew)
2. Mr. Don Givens

CARRIED

PB066-97

That the report from B. Winterhalt, Director of Planning Policy & Research, dated March 19, 1997, to the Planning and Building Committee meeting of March 24, 1997, re: BRAM EAST (FORMERLY EASTGATE) SECONDARY PLAN - STATUS REPORT ON CIRCULATION COMMENTS AND REFERRAL REQUESTS (File P25S-41) be received; and

That the Bram East Secondary Plan designations in Area 1 be retained as shown in the current March 27, 1995 Council adopted version of this Plan which is extracted and attached as Map 2 to the March 19, 1997, staff report; and,

That the request from Metrus Development Inc. to include the 10 acre tableland site at the southeast corner of Highway 7 and Goreway Drive in the Bram East Secondary Plan as a Mixed Commercial/Industrial designation be endorsed and implemented by means of an appropriate Minister's Modification; and

That staff be directed to continue their efforts to address all of the outstanding issues as required in accordance with the process set out in the March 19, 1997, staff report and in accordance with the overall objective to achieve Provincial approval of the Bram East Secondary Plan by the end of May, 1997, and

That Planning and Building Committee recommend to Council that the MTRCA be advised of the commitment of the City of Brampton to commence an environmental assessment study process regarding the Williams Parkway extension in 1997 and

G1-13

That a public meeting be held on April 9, 1997, if possible and necessary, or other public meeting arrangements be made to achieve final City approval at the April 28, 1997, Council meeting.

CARRIED

- H 3. Report from D. Waters, Policy Planner, dated March 19, 1997, re: BRAMPTON CENTRAL AREA - PROPOSED DOWNTOWN BRAMPTON AND QUEEN STREET CORRIDOR SECONDARY PLANS - WARDS 1,3,4,5, 7 AND 8 (File P25 S-36)

See Item D2.

- PB067-97 That the following delegations to the Planning and Building Committee meeting of March 24, 1997, re: BRAMPTON CENTRAL AREA - PROPOSED DOWNTOWN BRAMPTON AND QUEEN STREET CORRIDOR SECONDARY PLANS - WARDS 1,3,4, 5, 7 AND 8 (File P25 S-36) be received:

Michael Pettes,
Gloria Ryan,
Dave Beatty,
Darlene Karreman,
James Doran,
Bruce Allan

That the petitions (2) that were circulated in the Mill Street South area be received and referred to Planning Staff and that the names on the petition be notified of future meetings.

CARRIED

- PB068-97 That the correspondence from the Brampton Heritage Board, dated March 24, 1997, re: BRAMPTON CENTRAL AREA - PROPOSED DOWNTOWN BRAMPTON AND QUEEN STREET CORRIDOR SECONDARY PLANS - WARDS 1, 3, 4, 5, 7 AND 8 (File P25 S-36) be received and referred to Planning Staff for their consideration and attention

CARRIED

- PB069-97 That the report from D. Waters, Policy Planner, dated March 19, 1997, re: BRAMPTON CENTRAL AREA - PROPOSED DOWNTOWN BRAMPTON AND QUEEN STREET CORRIDOR SECONDARY PLANS - WARDS 1, 3, 4, 5, 7 AND 8 (File P25 S-36) be received: and

2.0. That the Draft Downtown Brampton Secondary Plan be amended as follows:

- (a) That Section 5.6.4 (Special Policy Area Number 4) of the Downtown Brampton Secondary Plan be amended by revising 5.6.4.1 as follows:

“New residential development or additions within Special Policy Area Number 4 shall retain the character, compatibility and scale of the existing housing stock. New residential development located on the north side of Wellington Street East between Chapel Street and Mary Street shall be either single-family or semi-detached, and shall be compatible in scale with the existing homes in the relevant block, and generally reflect the average lot frontage and lot size of the immediate area. New development within the Medium Density Residential designation fronting the south side of John Street and extending south to Wellington Street East shall be limited in height to three stories and be appropriately screened with fencing from the adjacent low density residential dwellings.”

61-17

- BH044-96 That the matter of the C.F. Station be deferred to the next meeting of the Brampton Heritage Board.
- BH045-96 That the correspondence from M. Seaman, dated September 23, 1996, re: Brampton Heritage Board Budget 1997, be received.
- BH046-96 That the correspondence from M. Seaman, dated September 23, 1996, re: Proposal for the Log Cabin at the Bovaird House Property be received.
- BH047-96 That the resignation of Mr. Timm Schweir be accepted and that Mr. Schweir be thanked for his support in the past.
- BH048-96 That the correspondence to the Brampton Heritage Board at its meeting of November 21, 1996, be received as listed and;
- That the receipts from Iris MacLean and M. Seaman be paid.

L. OTHER BUSINESS

- * L 1. Correspondence from Mary Carbonelli, Administrative Assistant, Construction & Development, Arbor Memorial Services Inc., dated March 7, 1997, re: BRAMPTON MEMORIAL GARDENS - PROPOSED COLUMBARIUM STRUCTURE NO. 85 (File).
- PB075-97 That the correspondence from Mary Carbonelli, Administrative Assistant, Construction & Development, Arbor Memorial Services Inc., dated March 7, 1997, to the Planning and Building Committee meeting of March 24, 1997, re: BRAMPTON MEMORIAL GARDENS - PROPOSED COLUMBARIUM STRUCTURE NO. 85, be received.

CARRIED

M. QUESTION PERIOD

N. CLOSED MEETING

O. ADJOURNMENT

- PB076-97 That the Planning and Building Committee do now adjourn to meet again on April 21, 1997, or at the call of the Chair.

CARRIED

G2-1

PLANNING AND BUILDING COMMITTEE MINUTES
APRIL 21, 1997

MEMBERS PRESENT: City Councillor G. Gibson (Chair)
City Councillor L. Jeffrey (Vice Chair)
Mayor Peter Robertson
Regional Councillor R. Begley
Regional Councillor L. Bissell
Regional Councillor S. Fennell (arrived at 7:40 pm)
Regional Councillor G. Miles
Regional Councillor P. Palleschi
City Councillor R. Hunter
City Councillor B. Linton
City Councillor M. Moore
City Councillor J. Hutton (arrived at 7:40 pm)
City Councillor B. Cowie
City Councillor P. Richards
City Councillor D. Metzack
City Councillor J. Sprovieri
City Councillor S. Hames
Mayor Peter Robertson

BRAMPTON CITY COUNCIL

DATE: APR 28/97.

STAFF PRESENT: J. Marshall, Commissioner of Planning and Building
J. Corbett, Director of Development Services
B. Winterhalt, Director of Policy, Research & Development
K. Walsh, Director of Facility Development & Property Management
C. Connor, Corporation Counsel & Director of Real Estate Services
R. Bino, Manager of Development Services
LJ. Mikulich, City Clerk
M. Frape, Clerks Assistant Jr.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

The meeting was called to order at 7:30 p.m.

The meeting adjourned at 8:20 p.m.

Item Recommendation

- | | | |
|-------------|-----------------|---|
| A. | PB077-97 | APPROVAL OF AGENDA |
| D 1. | PB092-97 | DEVOLUTION OF SOCIAL HOUSING (File G87) |
| E 1. | PB078-97 | APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW
– METRUS DEVELOPMENT INC. – WARD 10 (File C8E5.2) |
| F 1. | PB079-97 | POUND, STEWART AND STEIN (Ontario Realty Corporation) – WARD 10
(File T7E15.11) |

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PLANNING AND BUILDING COMMITTEE MINUTES – April 21, 1997

- 2 -

- F 2. PB080-97 SANDRINGHAM PLACE INC. – WARD 10 (File C3E12.6)
- G1. PB081-97 Report from Management and The Planning and Economic Development Team
- G2. PB082-97 BRAMPARK MANAGEMENT – WARD 9 (File C6E4.2)
- G 3. PB083-97 1250 STEELES INC. AND 1250 STEELES EAST PROPERTIES – WARD 8
(File C3E1.3)
- G 4. PB084-97 351658 ONTARIO LIMITED (Kaneff Properties) – WARD 3 (File T1E15.13)
- G5. PB085-97 GREAT-L DEVELOPMENTS INC. – WARD 2 (File C1W17.11)
- G 6. PB086-97 WARD FUNERAL HOME – WARD 3 (File C1E5.38)
- G 7. PB087-97 SANDRINGHAM PLACE INC. – WARD 10 (File C3E12.3(A))
- G 8. PB088-97 STOSH HOMES INC. and SANDRINGHAM PLACE INC. – WARD 10
(File C4E11.6)
- H 1. PB094-97 TECHNICAL MODIFICATIONS TO AMENDMENT NUMBER 292 TO THE
1984 OFFICIAL PLAN OF THE CITY OF BRAMPTON PLANNING AREA
RELATING TO THE PARKS AND RECREATION MASTER PLAN – PUBLIC
MEETING COMMENTS (File P25OV and P25S-28)
- H 2. PB095-97 PROPOSED MINISTERIAL MODIFICATIONS VALES OF CASTLEMORE
SECONDARY PLAN OFFICIAL PLAN (1993) AMENDMENT 47 (File P25S42)
- H 3. PB096-97 PROPOSED ZONING BY-LAW AMENDMENTS INCORPORATING
INTERIOR DIMENSION STANDARDS FOR GARAGES RELATING TO
THE PROVISION OF REQUIRED PARKING FOR TWO-UNIT HOUSES
(File G87LO-2)
- H 4. PB097-97 DRAFT BRAM WEST SECONDARY PLAN – SECONDARY PLAN AREA
NUMBER 40 STATUS REPORT (File P25S 040)
- H 5. PB099-97 BRAM EAST (formerly Eastgate) SECONDARY PLAN: PROPOSED
MODIFICATIONS TO OFFICIAL PLAN AMENDMENT OP93-32
(File P25S-41)
- H 6. PB089-97 PROPOSED AMENDMENT TO THE OFFICIAL PLAN AND BRAMALEA
ROAD NORTH SECONDARY PLAN DELETION OF PROPOSED
COLLECTOR ROAD (CORPORATION DRIVE, EAST OF CHRYSLER
DRIVE) (File SP 13 1996)
- I 1. PB090-97 BUILDING PERMITS FOR THE MONTH OF MARCH, 1997 (File A20)
- K 1. PB091-97 Minutes - HERITAGE BOARD – February 20, 1997

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- L 1. PB093-97 **DEVOLUTION OF SOCIAL HOUSING (File G87)**
- L 2. PB098-97 **BRAM WEST SECONDARY PLAN - SUBMISSION ON BEHALF OF
ELWOOD MORRIS - NO. 1 HALLSTONE ROAD, CITY OF BRAMPTON
(File P25S 040)**
- O. PB100-97 **ADJOURNMENT**



CHAIR - CITY COUNCILLOR GIBSON

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F. PUBLIC MEETING REPORTS

- * F 1. Public Meeting report dated April 15, 1997, re: **POUND, STEWART AND STEIN (Ontario Realty Corporation) – WARD 10** (File T7E15.11).

PB079-97 That the Public Meeting Report dated April 15, 1997, to the Planning and Building Committee meeting of April 21, 1997, re: **POUND, STEWART AND STEIN (Ontario Realty Corporation) – WARD 10** (File T7E15.11) be received; and

That the application be approved subject to the conditions approved by City Council at its meeting held April 2, 1997, as amended, as set out in Appendix B in the aforementioned report; and

That staff prepare the appropriate documents for the consideration of City Council.

CARRIED

- * F 2. Public Meeting report dated April 10, 1997, re: **SANDRINGHAM PLACE INC. – WARD 10** (File C3E12.6).

PB080-97 That the Public Meeting report dated April 10, 1997, to the Planning and Building Committee meeting of April 21, 1997, re: **SANDRINGHAM PLACE INC. – WARD 10** (File C3E12.6) be received; and

That the application be approved subject to the conditions approved by City Council on April 2, 1997, as set out in Appendix B in the aforementioned report, with the following addition:

- (1) For semi-detached corner lots having a minimum lot depth of 22 metres, the front lot line may be either the longer or the shorter lot line that abuts a street; and,

That staff be directed to prepare the appropriate documents for the consideration of Council.

CARRIED

G. DEVELOPMENT SERVICES REPORTS

- * G 1. Report from Management and The Planning and Economic Development Team.

PB081-97 That the report from Management and The Planning and Economic Development Team, to the Planning and Building Committee meeting of April 21, 1997, recommending that the Planning and Building Committee consider reports in respect of the following, be received:

- **BRAMPARK MANAGEMENT – WARD 9** (File C6E4.2)
- **1250 STEELES INC. AND 1250 STEELES EAST PROPERTIES – WARD 8** (File C3E1.3)
- **351658 ONTARIO LIMITED (Kaneff Properties) – WARD 3** (File T1E15.13)

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7:30 p.m. Call to Order

A. APPROVAL OF AGENDA

PB077-97 That the Agenda for the Planning and Building Committee Meeting dated April 21, 1997 be approved as amended to add:

- H 6. Report from J. Corbett, Director of Development Services, dated April 16, 1997, re: **PROPOSED AMENDMENT TO THE OFFICIAL PLAN AND BRAMALEA NORTH SECONDARY PLAN DELETION OF PROPOSED COLLECTOR ROAD (CORPORATION DRIVE, EAST OF CHRYSLER DRIVE)** (File SP 13 1996).
- L 2. Correspondence from Harold G. Elston, Elstons Lawyers, undated, re: **BRAM WEST SECONDARY PLAN – SUBMISSION ON BEHALF OF ELWOOD MORRIS – NO. 1 HALLSTONE ROAD, CITY OF BRAMPTON** (File P25S 040) (See Item H4).

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

- * The following items listed with an asterisk (*) are considered to be routine and non-controversial by the Committee and will be approved at one time. There will be no separate discussion of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(E1, F1, F2, G1, G2, G3, G4, G5, G6, G7, G8, H6, K1, I1)

D. DELEGATIONS

- D 1. Mr. Jim Bridgewood, 40 Townbridge Crescent, Brampton, re: **DEVOLUTION OF SOCIAL HOUSING** (File G87).

See Item I1.

Mr. Jim Bridgewood is a member of the Political Action Committee for the co-operatives. He represents 6 out of 8 of the co-operatives in Brampton which house approximately 600 families. He expressed his concern with the Ontario Government wanting to transfer the administration and funding of most public, non-profit and co-operative housing programs to local governments. He is approaching Committee on behalf of the many singles, seniors and families that live in Brampton's eight housing co-operatives and they strongly feel the proposed downloading of social housing threatens their homes. Each municipality however will be affected differently.

He advised that co-operative housing is run in a very democratic way by electing boards of directors from amongst the residents giving the residents decision making powers. The residents are economically responsible for the co-operatives. He advised that, to date, the Canadian Housing Federation has been overseeing and managing the co-operative movement for many years and the residents feel that the Federation should take control rather than the municipality. With the possible downloading, there could be as much as a 25% increase to the taxpayers for the upkeep of the co-operatives.

He strongly urged Committee to contact the Ministry of Municipal Affairs and Housing, the Association of Municipalities of Ontario and the Federal Representatives to document the residents' concerns of losing their housing.

Mayor Peter Robertson and the Regional Councillors assured Mr. Bridgewood that they are opposed to the downloading of social housing to the municipality and advised that it should not be a function of the City of Brampton. Those members on Regional Councillor will bring this matter up at the Regional meeting and he the Mayor asked that Mr. Bridgewood be a delegate at that meeting to put forth the same presentation as at this Committee.

PB092-97 That the delegation of Mr. Jim Bridgewood, 40 Townbridge Crescent, Brampton, to the Planning and Building Committee meeting of April 21, 1997, re: **DEVOLUTION OF SOCIAL HOUSING** (File G87) be received.

CARRIED

Item I1 was brought forward and dealt with at this time.

PB093-97 That the correspondence from Jim Bridgewood, 40 Towbridge Crescent, Brampton, dated April 14, 1997, to the Planning and Building Committee meeting of April 21, 1997, re: **DEVOLUTION OF SOCIAL HOUSING** (File G87) be received.

CARRIED

E. DEFERRED/REFERRED ITEMS

* E 1. Report from A. Rezoski, Development Planner, dated April 15, 1997, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – METRUS DEVELOPMENT INC. – WARD 10** (File C8E5.2).

PB078-97 That the report from A. Rezoski, Development Planner, dated April 15, 1997, to the Planning and Building Committee meeting of April 21, 1997, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – METRUS DEVELOPMENT INC. – WARD 10** (File C8E5.2) be received; and

That a public meeting be held in accordance with City Council procedures; and

That subject to the results of the public meeting, staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

1. The amendment to the Official Plan shall redesignate the subject property “Business Industrial” on Schedule “A”, General Land Use Designations, in the Official Plan. The amendment shall also add the subject property to the Goreway Drive Corridor Secondary Plan, designate it “Highway and Service Commercial” on Schedule SP39(A) and address the restrictions on office uses, retail uses, retail warehousing and restaurant uses outlined in section 5.1 of this report.

2. The amending zoning by-law shall contain the following provisions:

(a) shall only be used for the following purposes:

Commercial

- (1) a garden centre;
- (2) a motor vehicle or boat sales, rental, leasing or service establishment, a motor vehicle repair shop, and a motor vehicle or boat parts and accessories sales establishment;
- (3) only in conjunction with a motor vehicle sales, rental, leasing or service establishment, a motor vehicle body shop;
- (4) a parking lot;
- (5) a dining room restaurant, a drive-in restaurant, a fast food restaurant, a standard restaurant; a take out restaurant;
- (6) a taxi or bus station;
- (7) a banquet facility;
- (8) a community club;
- (9) a tool and equipment rental establishment;
- (10) a gas bar
- (11) a service station;
- (12) a motor vehicle washing establishment;
- (13) an animal hospital;
- (14) a retail establishment having no outside storage;
- (15) a convenience store;
- (16) a service shop;
- (17) a personal service shop;
- (18) a dry cleaning and laundry distribution station;

- (19) a bank, trust company or finance company;
- (20) an office;
- (21) retail warehousing;
- (22) a radio or television broadcasting and transmission establishment;
- (23) a recreation facility or structure; and
- (24) a health centre.

Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods, or materials within an enclosed building;
- (2) a printing establishment; and
- (3) a warehouse.

Non-Commercial

- (1) a crisis care facility.

Accessory

- (1) purposes accessory to other permitted uses.
- (b) shall be subject to the following requirements and restrictions;
- (1) no outside storage or display of goods shall be permitted;
 - (2) all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;
 - (3) all garbage and refuse storage, other than a restaurant, including any containers for the storage of recyclable materials, shall be enclosed;
 - (4) an adult video store or an adult entertainment parlour shall not be permitted;
 - (5) the uses permitted in section (a)(20) shall be restricted to a maximum gross leasable floor area of 929 square metres (10,000 square feet);
 - (6) for the uses permitted in section (a)(21), the minimum gross leasable floor area per unit shall be 1,858 square metres (20,000 square feet);

- (7) the uses permitted in section (a)(14) shall be restricted to 15% of the total gross leasable floor area to a maximum of 1,393 square metres (15,000 square feet);
 - (8) the maximum gross leasable floor area devoted to the sale of food within any retail establishment shall not exceed 929 square metres (10,000 square feet);
 - (9) the uses permitted in section (a)(5) shall be restricted to one per industrial mall, with a maximum gross leasable area to be 465 square metres (5,000 square feet) per restaurant;
 - (10) free standing restaurants shall have a maximum gross leasable area of 465 square metres (5,000 square feet) per restaurant;
 - (11) a restaurant campus shall not be permitted;
 - (12) a 12 metre wide landscaped area shall be provided along Goreway Drive and Highway #7 and a 3.5 metre wide landscaped open space shall be provided along the east boundary of the site; and
 - (13) all buildings and structures shall be set back a minimum of 14 metres from the right-of-way of Highway #7.
- (c) shall also be subject to the requirements and restrictions relating to the SC zone and all the general provisions of By-law 56-83 which are not in conflict with the ones set out above.
2. Prior to the enactment of the zoning by-law, the applicant shall enter into a development agreement with the City which shall include the following:
- (a) Prior to the issuance of a building permit, a site development plan, grading and drainage plan, fencing plan, landscape plan, elevation cross section drawings, a fire protection plan and engineering and servicing plans shall be approved by the City, and appropriate securities shall be deposited with the City to ensure implementation of the plans.
 - (b) The applicant shall satisfy all financial, landscaping, engineering and other requirements of the City of Brampton and the Regional Municipality of Peel, including the payment of Regional, City and Educational development charges in accordance with their respective Development Charges By-laws.
 - (c) The applicant shall agree to grant easements, as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities.
 - (d) All lighting shall be designed and oriented so as to minimize glare on the surrounding properties and roadways.
 - (e) The applicant shall agree to provide an on-site litter pick up service which shall clear litter from the subject lands at least twice weekly.

- (f) Access from Highway #7 shall be limited to one right-in/right-out access to the satisfaction of the Ministry of Transportation of Ontario.
- (g) Access from Goreway Drive shall be restricted to one full turns access located at the south limit of the site to the satisfaction of the City.
- (h) Any further access to accommodate the proposed gas bar shall be subject to the approval of the City and Ministry of Transportation of Ontario.
- (i) The applicant shall gratuitously convey to the Ministry of Transportation of Ontario a 0.3 metre reserve along the Highway #7 frontage of the site except at approved access locations.
- (j) The applicant shall gratuitously convey to the City of Brampton a 0.3 metre reserve along the Goreway Drive frontage of the site except at approved access locations to the City of Brampton.
- (k) The applicant shall gratuitously convey to the City of Brampton a widening to provide a 25.0 metre (82 foot) width from center line of Goreway Drive tapering from the south limit of Highway #7 to a point that provides a widened limit of 22.5 metres (73.5 feet) from the center line of Goreway Drive, to the satisfaction of the Works and Transportation Department.
- (l) Prior the issuance of a building permit, the applicant shall obtain building/land use and sign permits from the Ministry of Transportation of Ontario.
- (m) Prior to the issuance of a building permit, the applicant shall submit a drainage plan and a traffic report to the satisfaction of the Ministry of Transportation of Ontario.
- (n) Prior to the issuance of a building permit, the applicant shall obtain all required permits from the Metropolitan Toronto and Region Conservation Authority.
- (o) Prior to the issuance of a building permit, the applicant shall submit to a storm water management report to the satisfaction of the Works and Transportation Department.

That City Council direct staff to do a housekeeping amendment to the M4-Section 566 zone, Landscaped Open Space Schedule C to delete the landscaped open space requirement abutting the property subject to development application C8E5.2.

CARRIED

- **GREAT-L DEVELOPMENTS INC. – WARD 2** (File C1W17.11)
- **WARD FUNERAL HOME – WARD 3** (File C1E5.38)
- **SANDRINGHAM PLACE INC. – WARD 10** (File C3E12.6)
- **STOSH HOMES INC. and SANDRINGHAM PLACE INC. – WARD 10** (File C4E11.6)
CARRIED

* G 2. **BRAMPARK MANAGEMENT – WARD 9** (File C6E4.2).

PB082-97 That the report from P. Snape, Development Planner, dated April 15, 1997, to the Planning and Building Committee meeting of April 21, 1997, re: **BRAMPARK MANAGEMENT – WARD 9** (File C6E4.2) be received; and

That a Public Meeting be held in accordance with City Council procedures; and

That prior to the enactment of the zoning by-law and adoption of the Official Plan amendment outstanding comments from the Region of Peel shall be received and staff shall report back to Council with any additional recommended conditions arising from these comments.

That subject to the results of the public meeting, the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

1. The designation of these lands in the Bramalea South Secondary Plan be amended to redesignate the lands to “Industrial” and to add a site specific policy permitting commercial uses;
2. The zoning by-law shall contain the following:
 - 2.1 shall be used for either:
 - (a) the purposes permitted in section 43.2.1 (M3A);
 - or
 - (b) the purposes permitted in section 33.1.1 (SC);
 - 2.2 shall be shall be subject to requirements and restrictions as follows:
 - (a) in respect of the permitted purposes in 2.1 (a):
 - (1) the requirements and restrictions of the M3A zone;
 - (b) in respect of the permitted purposes in 2.1 (b):
 - (1) the requirements and restrictions of the SC zone;

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- 2.3 shall also be subject to the all general provisions of by-law 151-88 which are not in conflict with those set out above.

CARRIED

- * G 3. **1250 STEELES INC. AND 1250 STEELES EAST PROPERTIES – WARD 8**
(File C3E1.3).

PB083-97 That the report from P. Snape, Development Planner, dated April 16, 1997, to the Planning and Building Committee meeting of April 21, 1997, re: **1250 STEELES INC. AND 1250 STEELES EAST PROPERTIES – WARD 8** (File C3E1.3) be referred to the Planning and Building Committee meeting of May 21, 1997.

CARRIED

- * G 4. **351658 ONTARIO LIMITED (Kaneff Properties) – WARD 3** (File T1E15.13).

PB084-97 That the report from R. Nykyforchyn, Development Planner, dated April 14, 1997, to the Planning and Building Committee meeting of April 21, 1997, re: **351658 ONTARIO LIMITED (Kaneff Properties) – WARD 3** (File T1E15.13) be received; and

That a Public Meeting be held in accordance with City Council procedures;

That subject to the results of the Public Meeting, staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

1. The Official Plan Amendment shall amend the Fletchers Creek South Secondary Plan to redesignate the vacant portion of the subject lands from "Highway Commercial" to "Convenience Commercial".
2. Prior to the enactment of the amending zoning by-law, the applicant shall undertake an environmental assessment for the vacant portion of the site to the satisfaction of the Chief Building Official, and make appropriate arrangements to implement the recommendations of the assessment.
3. The amending zoning by-law shall contain the following provisions:
 - (a) the vacant portion of the subject lands shall be zoned C1-Section 625; and,
 - (b) the C1-Section 625 zoning category shall be revised as follows:
 - (1) The site specific zoning Schedule C be deleted and replaced with appropriate requirements and restrictions which implement the existing and proposed development;
 - (2) The one storey maximum height restriction, the minimum lot width and lot depth be deleted and replaced with the general provisions of the C1 zone; and,
 - (3) The maximum permitted gross commercial area requirement be deleted.

4. Prior to the enactment of the amending zoning by-law, the owner shall enter into a development agreement, satisfactory with the City and the Region, which shall contain the following provisions:
- (a) Prior to the issuance of a building permit, a site development plan, an access plan, a grading and drainage plan, a landscape and fencing plan, elevation and cross-section drawings, an engineering and servicing plan, and a fire protection plan shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process.
 - (b) The applicant shall agree that any new additional structures will be constructed with building materials which are the same as those used on the existing structures.
 - (c) The applicant shall agree to pay all applicable City, Regional, Educational and Hydro development charges in accordance with their respective Development Charges By-laws.
 - (d) Prior to the issuance of a building permit, the applicant shall make arrangements, satisfactory to the Chief Building Official, to submit a compaction report for the vacant portion of the site.
 - (e) Prior to the issuance of a building permit, the applicant shall repair that area of the site containing the existing plaza where the stability of the parking lot has failed, to the satisfaction of the Commissioner of Works and Transportation.
 - (f) The applicant shall agree to the closure of the existing two driveways on the vacant portion of the site and reinstate the curb and boulevard satisfactory to the road authority.
 - (g) The applicant shall agree that the existing driveway access on Steeles Avenue East at the east limit of the site shall continue to be restricted to only right-in/right-out.
 - (h) The applicant shall convey to the City a 0.3 metre reserve across the entire Hurontario Street frontage of the vacant portion of the site.
 - (i) The applicant shall make arrangements, satisfactory to the Region, to convey a 0.3 metre reserve to the Region across the north limit of the subject property where it does not exist, except in the location of the the most easterly driveway access.
 - (j) The applicant shall make arrangements, satisfactory to the Region, to convey a road widening sufficient to achieve a 18.0 metres wide right-of-way from the centreline of the Steeles Avenue East right-of-way to the north property line of the site.

CARRIED

* G 5. **GREAT-L DEVELOPMENTS INC. – WARD 2** (File C1W17.11).

PB085-97 That the report from A. Rezoski, Development Planner, dated April 14, 1997, to the Planning and Building Committee meeting of April 21, 1997, re: **GREAT-L DEVELOPMENTS INC. – WARD 2** (File C1W17.11) be received; and

That a public meeting be held in accordance with City Council procedures;

That subject to the results of the public meeting, staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following conditions:

1. The amending zoning by-law shall zone the property R1C - Section 686 and R1C - Section 687.
2. The conditions of approval for draft plan 21T-78032B shall be amended as follows:
 - a) Add to Condition 1 (redline revisions to draft plan 21T-78032B) the following:
 - “1. h) Reduce the area of the Block 496 - Neighbourhood Park from 2.83 hectares (7 acres) to 2.37 hectares (5 acres) and at the south limit of the former parkland relot to provide 15 detached dwelling unit lots with a minimum lot width of 12 metres (40 feet) and two detached dwelling unit lots with a minimum lot width of 10.8 metres (35 feet) in the vicinity of the railway and be labeled as lots 1a to 17a.”
 - “1. i) Expand the right-of-way elbow at the north-west corner of Baccarat Crescent to a radius of 23.5 metres.” and
 - “1. j) Revise the configuration of lots 314 and 315 to be pie shaped in accordance with the increased elbow radius of Baccarat Crescent.”
 - b) Delete condition 12 and replace it with the following:

“12. That the applicant shall show on the engineering drawings bus stop pads in locations and of designs satisfactory to the Commissioner of Works and Transportation.”
 - c) Add the following new condition:

“Prior to the issuance of a building permit on lots 1a to 17a, 314 and 315, the applicant shall obtain servicing and grading plan approval including the appropriate securities and administration fees for the lots from the Works and Transportation Department.”
 - d) Add the following new condition:

“Prior to the registration of lots 1a to 4a, 314 and 315, a driveway layout plan for the lots shall be submitted to the satisfaction of the Works and Transportation Division.”

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That City Council confirm that the residential development proposed by Great-L Developments Incorporated resulting in a total of 17 units is a residential infilling of a small site which has merit for the City.

CARRIED

* G 6. **WARD FUNERAL HOME – WARD 3** (File C1E5.38).

PB086-97 That the report from N. Grady, Development Planner, dated April 15, 1997, to the Planning and Building Committee meeting of April 21, 1997, re: **WARD FUNERAL HOME – WARD 3** (File C1E5.38) be received; and

That a public meeting be held in accordance with City Council procedures; and

That subject to the results of the public meeting, staff be directed to prepare the appropriate documents for the consideration of Council.

CARRIED

* G 7. **SANDRINGHAM PLACE INC. – WARD 10** (File C3E12.3(A)).

PB087-97 That the report from N. Grady, Development Planner, dated April 15, 1997, to the Planning and Building Committee meeting of April 21, 1997, re: **SANDRINGHAM PLACE INC. – WARD 10** (File C3E12.6) be received; and

That a public meeting be held in accordance with City Council procedures; and

That subject to the results of the public meeting, staff be directed to prepare the appropriate documents for the consideration of Council, subject to the following conditions:

1. The amending zoning by-law shall zone the property R#B-Section 764 and RB2-Section 768.
2. Prior to the issuance of a building permit on the subject site, the applicant shall obtain engineering, servicing and drainage plan approval with appropriate securities and fees for the new residential lots from the Works and Transportation Department.

CARRIED

* G 8. **STOSH HOMES INC. and SANDRINGHAM PLACE INC. – WPB085-97ARD 10** (File C4E11.6).

PB088-97 That the report from K. Ash, Development Planner, dated April 15, 1997, to the Planning and Building Committee meeting of April 21, 1997, re: **STOSH HOMES INC. and SANDRINGHAM PLACE INC. – WPB085-97ARD 10** (File C4E11.6) be received; and

That a Public Meeting be held in accordance with City Council procedures.

That subject to the results of the Public Meeting, staff be directed to prepare the appropriate amendment to the zoning by-law and that draft plan approval for the proposed plan of subdivision be subject to the following conditions:

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1. The approval be based on the draft plan prepared by J.D. Barnes Limited, dated February 12, 1997 and revised February 17, 1997 and redlined revised as follows:
 - a) Lot 121 be increased in lot width in proportion with a decrease in lot width for Lot 127 to a minimum width of 9.99 metres and a minimum lot depth of 33.5 metres and Lots 122 to 126 be revised accordingly;
 - b) adjust the common lot line of Lots 54 and 55; and,
 - c) all daylight rounding of local road to local road shall be revised to 5.0 metres.
2. All conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives of said conditions, in accordance with the explanations for their use contained in these lists and as determined applicable by the Commissioner of Planning and Building with the following additions:
 - "26. That in accordance with Regional Council Resolution 92-186, which currently provides for a maximum of 5,680 units in the Springdale Community, the applicant agrees that not preselling of units or registration of the plan shall occur until road capacity has been identified and the subdivision agreement has detailed the number of building permits to be released."
 - "36. The applicant shall agree to erect a sign on Block 129 and include a statement in bold type in all offers of purchase and sale of all lots indicating that this area will be used as a park and for details regarding the park's size and function, the City of Brampton Community Services Department should be contacted."
 - "40. The applicant shall agree to erect fencing in the locations and of the types as required in accordance with the City's policy and to the satisfaction of the City. The applicant shall provide a 1.2 metre high black vinyl chain link fence on all residential lands abutting Blocks 128, 129 and 130. In the event that the lands to the east of Block 129 are not developed by the time Performance Acceptance has been granted by the City for the landscape works for Block 129, the applicant will install and maintain temporary post and rail fencing until such time as those lands are developed."
 - "55. The applicant shall agree in the Subdivision agreement to the satisfaction of The Dufferin-Peel Roman Catholic Separate School Board:
 - (a) to erect and maintain signs in English and French at all major entrances to the subdivision which shall advise prospective purchasers that:

"Lack of Provincial funding for schools requires students to be accommodated in temporary facilities elsewhere."

These signs shall be to The Dufferin-Peel Roman Catholic Separate School Board's specifications, at a location specified by the Board and erected prior to registration of the plan.

- (b) to place the following warning clause in all offers of purchase and sale with respect to any residential lots on this plan until the permanent school for the area has been completed. This clause is to be inserted in English and French.
 - i) “Whereas, despite the best efforts of The Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the area, and further that students may later be transferred to the neighbourhood school.”
 - ii) “That purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another designated place convenient to the Board.”
- (c) to execute a Master School Agreement prior to registration.”

"56. The applicant shall agree in the subdivision agreement to the satisfaction of the Peel Board of Education to:

- a) erect and maintain signs at entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools, according to the Board's Transportation Policy. These signs shall be to the Board's specifications, at locations determined by the Board and erected prior to the issuance of any building permits.
- b) include the following warning clause in bold capital type, in any agreement of purchase and sale for lots and dwelling units on the plan entered into for a period of five (5) years from the date of registration of the plan:

'Whereas despite the best efforts of the Peel Board of Education, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the Planning Department of the Peel Board of Education to determine the exact schools.'

CARRIED

H. POLICY AND RESEARCH REPORTS

- H 1. Report from C. Saunders, Policy Planner, dated April 16, 1997, re: **TECHNICAL MODIFICATIONS TO AMENDMENT NUMBER 292 TO THE 1984 OFFICIAL PLAN OF THE CITY OF BRAMPTON PLANNING AREA RELATING TO THE PARKS AND RECREATION MASTER PLAN – PUBLIC MEETING COMMENTS** (File P25OV and P25S-28).

PB094-97 That the Report from C. Saunders, Policy Planner, dated April 16, 1997, to the Planning and Building Committee meeting of April 21, 1997, re: **TECHNICAL MODIFICATIONS TO AMENDMENT NUMBER 292 TO THE 1984 OFFICIAL PLAN OF THE CITY OF BRAMPTON PLANNING AREA RELATING TO THE PARKS AND RECREATION MASTER PLAN – PUBLIC MEETING COMMENTS** (File P25OV and P25S-28) be received; and

That the proposed Minister's modifications to Official Plan Amendment Number 292 to the City's 1984 Official Plan as outlined in this report and consolidated In Appendix B to this report be endorsed; and

That staff be directed to forward this report to the Minister of Municipal Affairs and Housing as background to the proposed modifications endorsed by Council; and

That if these modifications are acceptable to the Minister of Municipal Affairs and Housing, that staff be directed to forward a further report to Council recommending that Official Plan Amendment 252 to the 1984 Official Plan and Official Plan Amendment 93-21 to the 1993 Official Plan and the related implementing Zoning By-law (By-law 222-94) be rescinded; and

That in accordance with Section 34(17) of the Planning Act R.S.O. 1990, c.P.13 as amended, Council hereby determines that no further public notice is to be given in respect to Official Plan Amendment 292.

CARRIED

- H 2. Report from C. Saunders, Policy Planner, dated April 16, 1997, re: **PROPOSED MINISTERIAL MODIFICATIONS VALES OF CASTLEMORE SECONDARY PLAN OFFICIAL PLAN (1993) AMENDMENT 47** (File P25S42).

PB095-97 That the report from C. Saunders, Policy Planner, dated April 16, 1997, to the Planning and Building Committee meeting of April 21, 1997, re: **PROPOSED MINISTERIAL MODIFICATIONS VALES OF CASTLEMORE SECONDARY PLAN OFFICIAL PLAN (1993) AMENDMENT 47** (File P25S42) be received; and

That the draft modifications package, including revisions to Schedules A, D, E and G all attached hereto as Appendix B to the report, be endorsed as the modifications to Official Plan (1993) Amendment 47, The Vales of Castlemore Secondary Plan;

That a further public meeting pursuant to the Planning Act is not deemed necessary for the Vales of Castlemore Secondary; and,

That the Minister of Municipal Affairs and Housing be requested to approve Official Plan Amendment 47 with the proposed modifications.

CARRIED

- H 3. Report from C. Saunders, Policy Planner, dated April 16, 1997, re: **PROPOSED ZONING BY-LAW AMENDMENTS INCORPORATING INTERIOR DIMENSION STANDARDS FOR GARAGES RELATING TO THE PROVISION OF REQUIRED PARKING FOR TWO-UNIT HOUSES** (File G87LO-2).

PB096-97 That the report from C. Saunders, Policy Planner, dated April 16, 1997, to the Planning and Building Committee meeting of April 21, 1997, re: **PROPOSED ZONING BY-LAW AMENDMENTS INCORPORATING INTERIOR DIMENSION STANDARDS FOR GARAGES RELATING TO THE PROVISION OF REQUIRED PARKING FOR TWO-UNIT HOUSES** (File G87LO-2) be received; and

That staff be directed to hold a Public Meeting to present draft amendments to the Zoning By-laws to establish within the general provisions section applying to the establishment of new two-unit houses, a minimum interior double garage dimension of 5.2 metres by 5.4 metres (17 feet by 17.7 feet) with a minimum of 28 square metres (301.4 square feet) of unobstructed floor area, where the matter is related to the provision of two garage parking spaces of the total four spaces required for a two-unit house; and

Subject to the results of the Public Meeting, staff be directed to forward the proposed zoning by-law amendments to City Council for consideration and enactment.

CARRIED

- H 4. Report from C. Brawley, Manager, Land Use Policy, dated April 16, 1997, re: **DRAFT BRAM WEST SECONDARY PLAN – SECONDARY PLAN AREA NUMBER 40 STATUS REPORT** (File P25S 040).

See Item L2

PB097-97 That the report from C. Brawley, Manager, Land Use Policy, dated April 16, 1997, to the Planning and Building Committee meeting of April 21, 1997, re: **DRAFT BRAM WEST SECONDARY PLAN – SECONDARY PLAN AREA NUMBER 40 STATUS REPORT** (File P25S 040) be received; and

That a second public information meeting be held for the Bram West Secondary Plan with notice to be provided by newspaper advertisement and first class mail to properties within the City of Brampton between Chinguacousy and Mississauga Roads, south of Steeles Avenue, being those properties that did not receive adequate notice for the April 9th Bram West public meeting; and

That subject to the results of the public information meetings and Council endorsed adjustments to the Secondary Plan, staff be directed to submit the Bram West Secondary Plan to City Council for consideration and adoption.

CARRIED

Item L2 was brought forward and dealt with at this time.

PB098-97 That the correspondence from Harold G. Elston, Elstons Lawyers, undated, to the Planning and Building Committee meeting of April 21, 1997, re: **BRAM WEST SECONDARY PLAN – SUBMISSION ON BEHALF OF ELWOOD MORRIS – NO. 1 HALLSTONE ROAD, CITY OF BRAMPTON** (File P25S 040) be received.

CARRIED

- H 5. Report from C. Chung, Policy Planner, dated April 16, 1997, re: **BRAM EAST (formerly Eastgate) SECONDARY PLAN: PROPOSED MODIFICATIONS TO OFFICIAL PLAN AMENDMENT OP93-32** (File P25S-41).

PB099-97 That the report from C. Chung, Policy Planner, dated April 16, 1997, to the Planning and Building Committee meeting of April 21, 1997, re: **BRAM EAST (formerly Eastgate) SECONDARY PLAN: PROPOSED MODIFICATIONS TO OFFICIAL PLAN AMENDMENT OP93-32** (File P25S-41) be received; and

That the draft modifications package, including revisions to Schedules A, B, C, D, E and SP41(a), all attached to this report as Appendix A, be endorsed as Minister+s modifications to Official Plan Amendment OP93-32, The Bram East Secondary Plan; and

That, in recognition of the likely need for further fine tuning of the wording of the attached Minister+s modifications, as set out in Appendix A in the aforementioned report, between the affected parties, the City and Ministry, City staff are hereby assigned reasonable discretion to propose or consent to such minor adjustments without further approval from Council; and

That a further general public meeting for the overall Bram East Secondary Plan area pursuant to the Planning Act, 1983 is not deemed to be necessary but that area-specific limited circulation public meetings be held to address the designation changes proposed for the Petrocco and Colallilo lands, if adopted by Council, and to address the designation changes previously endorsed for the Metrus lands; and

That the Minister of Municipal Affairs and Housing be requested to expeditiously address the attached (Appendix A) proposed Minister+s modifications to Official Plan Amendment OP93-32; and

That Council request the Minister of Municipal Affairs and Housing to refer policy 4.1.5 and the related map reference to the transportation corridor conceptual alignment on Schedule SP41(a) of the Bram East Secondary Plan to the Ontario Municipal Board in the event that the Minister is not prepared to approve the City+s proposed modifications respecting this matter; and

That Council request the Region of Peel to review the right-of-way requirements for The Gore Road from Highway 50 to Castlemore Road and to subsequently make appropriate amendments to its Official Plan.

CARRIED

- H 6. Report from J. Corbett, Director of Development Services, dated April 16, 1997, re: **PROPOSED AMENDMENT TO THE OFFICIAL PLAN AND BRAMALEA NORTH SECONDARY PLAN DELETION OF PROPOSED COLLECTOR ROAD (CORPORATION DRIVE, EAST OF CHRYSLER DRIVE)** (File SP 13 1996).

PB089-97 That the report from J. Corbett, Director of Development Services, dated April 16, 1997, to the Planning and Building Committee meeting of April 21, 1997, re: **PROPOSED AMENDMENT TO THE OFFICIAL PLAN AND BRAMALEA NORTH SECONDARY PLAN DELETION OF PROPOSED COLLECTOR ROAD (CORPORATION DRIVE, EAST OF CHRYSLER DRIVE)** (File SP 13 1996) be received; and

PLANNING AND BUILDING COMMITTEE MINUTES – April 21, 1997

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That City Council endorse, in principle, the proposed official and secondary plan amendments to provide the flexibility necessary to delete the collector road alignment (should this be required) forming the easterly extension of Corporation Drive, east of Chrysler Drive to Airport Road and to establish flexible vehicular access policies for industrial development; and

That a public meeting be held in accordance with City Council procedures; and

That subject to the results of the public meeting, staff be directed to submit the appropriate documents to City Council for adoption.

CARRIED

I. BUILDING REPORTS

* I 1. **BUILDING PERMITS FOR THE MONTH OF MARCH, 1997** (File A20).

PB090-97 That the **BUILDING PERMITS FOR THE MONTH OF MARCH, 1997** (File A20), to the Planning and Building Committee meeting of April 21, 1997, be received.

CARRIED

J. URBAN DESIGN AND ZONING REPORTS - nil

K. HERITAGE BOARD MINUTES

* K 1. Minutes - **HERITAGE BOARD** – February 20, 1997

PB091-97 That the Minutes of the **HERITAGE BOARD** meeting of February 20, 1997, to the Planning and Building Committee meeting of April 21, 1997, be approved as printed and circulated.

CARRIED

The recommendations were approved as follows:

HB001-97 **THAT** the Agenda for the Brampton Heritage Board meeting of February 20, 1997, be approved as amended to add:

4.5 Brampton Optical Building (George Street)

4.6 Bovaird House – update

HB002-97 That the minutes of the Brampton Heritage Board held November 21, 1996, be approved as printed and circulated

HB003-97 That the Brampton Heritage Board wishes to have up and running by the end of 1997 a plaquing program for designated heritage properties and for anyone wishing a plaque on a historical building; and

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That a Newsletter be developed, printed and circulated; and

That a Walking Tour be established.

HB004-97 That the next meeting of the Brampton Heritage Board be held at the Peel Heritage Complex, 9 Wellington Street East, Brampton, on March 20, 1997; and

That the use of Bovaird House for the April Brampton Heritage Board meeting be brought to the next meeting of the Brampton Heritage Board.

HB005-97 That the Heritage Display be loaned to the "Friends of Bovaird House" upon written request from them.

HB006-97 That the Plaquing Program put into place with the following criteria being placed on the plaque:

Date of Construction,
Name of Owner/significant occupant/architect,
Occupation of owner
City of Brampton Coat of Arms.

HB007-97 That the Brampton Heritage Board print the brochures "Inventory of Heritage Resources" and "20th Anniversary Newsletter" as soon as possible; and

That copies of each brochure be provided to the Information Kiosk at City Hall, the Libraries and the Peel Heritage Complex for distribution.

HB008-97 That the reports dated January 23, 1997, re: Bram West Secondary Plan - Heritage Resource Management Study, be received.

HB009-97 That the verbal report of Sharon Hill, Policy Planner, to the Brampton Heritage Board meeting of February 20, 1997, re: Central Commercial Corridor Study be received; and

That the Brampton Heritage Board wishes to express their concerns re: Changes in density for the 2 special study areas (1 on Scott Street and 2. on Wellington Street East), for preservation of signature heritage properties, and

That this recommendation be forwarded to Brampton City Council for their meeting on February 24, 1997.

HB010-97 That the correspondence to the Brampton Heritage Board at its meeting of January 20, 1997, be received as listed.

HB011-97 There being no further discussion the meeting adjourned at 8:50 p.m.

L. OTHER BUSINESS

L 1. Correspondence from Jim Bridgewood, 40 Towbridge Crescent, Brampton, dated April 14, 1997, re: **DEVOLUTION OF SOCIAL HOUSING** (File G87).

DEALT WITH UNDER ITEM D1 - RECOMMENDATION PB092-97 AND PB093-97.

PLANNING AND BUILDING COMMITTEE MINUTES - April 21, 1997

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- L 2. Correspondence from Harold G. Elston, Elstons Lawyers, undated, re: **BRAM WEST SECONDARY PLAN - SUBMISSION ON BEHALF OF ELWOOD MORRIS - NO. 1 HALLSTONE ROAD, CITY OF BRAMPTON** (File P25S 040).

DEALT WITH UNDER ITEM H4 - RECOMMENDATIONS PB097-97 AND PB098-97.

M. QUESTION PERIOD - nil

N. CLOSED MEETING - nil

O. ADJOURNMENT

PB100-97 That the Planning and Building Committee do now adjourn to meet again on May 21, 1997, or at the call of the Chair.

CARRIED

<p style="text-align: center;">PLANNING AND BUILDING COMMITTEE MINUTES MAY 21, 1997</p>

MEMBERS PRESENT: City Councillor G. Gibson (Chair)
City Councillor L. Jeffrey (Vice Chair)
Mayor Peter Robertson (left at 10:05 pm)
Regional Councillor R. Begley
Regional Councillor L. Bissell
Regional Councillor S. Fennell
Regional Councillor G. Miles
Regional Councillor P. Palleschi
City Councillor R. Hunter
City Councillor B. Linton
City Councillor J. Hutton (left at 10:05 pm)
City Councillor B. Cowie
City Councillor P. Richards (left at 10:05 pm)
City Councillor D. Metzack
City Councillor J. Sprovieri
City Councillor S. Hames
Mayor Peter Robertson

STAFF PRESENT: J. Marshall, Commissioner of Planning and Building
J. Metras, Commissioner of Legal Services & City Solicitor
B. Winterhalt, Director of Policy, Research & Development
K. Walsh, Director of Facility Development & Property Management
C. Brawley, Manager, Land Use Policy
R. Bino, Manager of Development Services
D. Waters, Policy Planner
S. Hill, Policy Planner
K. Zammit, Deputy City Clerk
M. Frape, Clerks Assistant Jr.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

The meeting was called to order at 7:40 p.m., recessed at 8:25 p.m., reconvened at 8:35 pm, recessed at 10:00 pm, reconvening at 10:15 pm.

The meeting adjourned at 11:20 p.m.

Item Recommendation

A. PB100-97 **APPROVAL OF AGENDA**

D 1. PB116-97 Delegations - re: **BRAMALEA ROAD SOUTH GATEWAY SECONDARY PLAN**
PB117-97 **- BRAMALEA ROAD/STEELES AVENUE REDEVELOPMENT AREA**
PB118-97 (File P25S38). (See H 2)

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| D 2. | PB119-97
PB120-97
PB121-97
PB122-97
PB123-97
PB124-97
PB125-97 | Delegations - re: BRAM WEST SECONDARY PLAN (File P25SP-40).
(See F 11) |
| D 3. | PB126-97
PB127-97
PB128-97 | Delegations - re: BRAM EAST SECONDARY PLAN – PROPOSED MODIFICATIONS TO OFFICIAL PLAN AMENDMENT OP93-32 (File P25S-41)
(See F 10) |
| D 4. | PB129-97
PB130-97 | Delegation - re: CREDIT VALLEY SECONDARY PLAN STATUS UPDATE
(File P25S45). (See H 1) |
| F 1. | PB101-97 | Public Meeting Report re: PROPOSED ZONING BY-LAW AMENDMENTS INCORPORATING INTERIOR DIMENSIONS STANDARDS FOR GARAGES RELATING TO THE PROVISION OF REQUIRED PARKING FOR TWO-UNIT HOUSES (File G87LO-2). |
| F 2. | PB102-97 | Public Meeting Report re: MASSAGE OR BODY RUB PARLOUR, AMENDMENTS TO CITY OF BRAMPTON COMPREHENSIVE ZONING BY-LAWS (File P45GE-1). |
| F 3. | PB103-97 | Public Meeting Report re: BRAMALEA NORTH SECONDARY PLAN RE: DELETION OF PROPOSED COLLECTOR ROAD – WARD 11 (File SP13-1997). |
| F 4. | PB104-97 | Public Meeting Report re: 351658 ONTARIO LIMITED – WARD 3 (File C1E15.13). |
| F 5. | PB205-97 | Public Meeting Report re: STOSH HOMES INC. AND SANDRINGHAM PLACE INC. – WARD 10 (File C4E11.6). |
| F 6. | PB106-97 | Public Meeting Report re: GREAT-L DEVELOPMENTS INC. – WARD 2 (File C1W17.11). |
| F 7. | PB107-97 | Public Meeting Report re: METRUS DEVELOPMENT INC. – WARD 10 (File C8E5.2). |
| F 8. | PB108-97 | Public Meeting Report re: WARD FUNERAL HOME – WARD 3 (File C1E5.38). |
| F 9. | PB109-97 | Public Meeting Report re: SANDRINGHAM PLACE INC. – WARD 10 (File C3E12.3(A)). |
| F 10. | PB126-97
PB127-97
PB128-97 | Report re: BRAM EAST SECONDARY PLAN – PROPOSED MODIFICATIONS TO OFFICIAL PLAN AMENDMENT OP93-32 (File P25S-41).
(See D 3) |
| F 11. | PB119-97
PB120-97
PB121-97
PB122-97
PB123-97
PB124-97 | Report re: BRAM WEST SECONDARY PLAN AREA 40 (File P25SP-40).
(See D 2) |

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PB125-97

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- F 12. PB131-97 Public Meeting Report dated May 20, 1997, re: **BRAMPARK MANAGEMENT INC. – WARD 9** (File C6E4.2).
- G 1. PB110-97 Report from Management and The Planning and Economic Development Team.
- G 2. PB111-97 **AIRPORT – 7 POWER CENTRES LIMITED C/O FIRST PROFESSIONAL MANAGEMENT – WARD 9** (File C6E5.7)
- H 1. PB129-97 Report from S. Hill, Policy Planner, dated May 14, 1997, re: **CREDIT VALLEY**
PB130-97 **SECONDARY PLAN, STATUS UP-DATE** (File P25S45). (See D 4)
- H 2. PB116-97 Report from D. Waters, Policy Planner, dated May 14, 1997, re: **BRAMALEA ROAD**
PB117-97 **SOUTH GATEWAY SECONDARY PLAN – BRAMALEA ROAD/STEELES**
PB118-97 **AVENUE REDEVELOPMENT AREA** (File P25S38). (See D 1)
- H 3. PB132-97 Report from S. Hill, Policy Planner, dated May 14, 1997, re: **LUNDY HOUSE – 1047**
Highway 7 (File G33LA).
- H 4. PB112-97 Report from S. Hill, Policy Planner, dated May 14, 1997, re: **CITY OF BRAMPTON**
OFFICIAL PLAN – ADMINISTRATIVE MATERS RELATED TO PROVINCIAL
APPROVAL OF 1993 OFFICIAL PLAN (File P25OV).
- I 1. PB113-97 **BUILDING PERMITS FOR THE MONTH OF APRIL, 1997** (File A20).
- J 1. PB114-97 Report from S.H. Dewdney, Manager, Design Services, dated May 2, 1997, re: **CITY**
FENCING POLICIES (File B15FE).
- K 1. PB115-97 Minutes - **HERITAGE BOARD** – March 20, 1997
- O. PB133-97 **ADJOURNMENT**

CITY COUNCILLOR GIBSON, CHAIR

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A. APPROVAL OF AGENDA

PB100-97 That the Agenda for the Planning and Building Committee Meeting dated May 21, 1997 be approved as amended to add:

D 1. Additional delegations, re: **BRAMALEA ROAD SOUTH GATEWAY SECONDARY PLAN – BRAMALEA ROAD/STEELES AVENUE REDEVELOPMENT AREA** (File P25S38) (See Item H2):

2. Todd Brown, Monteith Zelinka Priamo Ltd.
3. Warren Sorensen, Sorensen Gravely Lowes
4. Neil Davis, Davis, Webb & Schulze

D 2. Additional delegations, re: **BRAM WEST SECONDARY PLAN** (File P25SP-40) (See Item F11):

3. Glen Schnarr, Glen Schnarr & Associates
4. John van Nostrand, Van Nostrand Associates Limited
5. David Bianchi, HARPO

D 3. Delegations, re: **BRAM EAST SECONDARY PLAN – PROPOSED MODIFICATIONS TO OFFICIAL PLAN AMENDMENT OP93-32** (File P25S-41) (See Item F10):

1. Don Given, Malone Given Parsons Ltd.
2. Glen Easton, G.M. Sernas & Associates Limited
3. Bill Woroshyl,
4. Ignace Doma,
5. Gary Stamm, Stamm Economic Research

D 4. Mr. John Armstrong, Glen Schnarr & Associates, re: **CREDIT VALLEY SECONDARY PLAN STATUS UPDATE** (File P25S45) (See Item H1).

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

* The following items listed with an asterisk (*) are considered to be routine and non-controversial by the Committee and will be approved at one time. There will be no separate discussion of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(F 1, F 2, F 3, F 4, F 5, F 6, F 7, F 8, F 9, G 1, H 4, I 1, J 1, K 1)

D. DELEGATIONS

- D 1. Delegations, *See Item H2 (Recommendations PB116-97 to PB118-97)* – re: **BRAMALEA ROAD SOUTH GATEWAY SECONDARY PLAN – BRAMALEA ROAD/STEELES AVENUE REDEVELOPMENT AREA** (File P25S38).
- D 2. Delegations, *See Item F11 (Recommendations PB119-97 to PB125-97)* - re: **BRAM WEST SECONDARY PLAN** (File P25SP-40).
- D 3. Delegations, *See Item F10 (Recommendations PB126-97 to PB129-97)* - re: **BRAM EAST SECONDARY PLAN – PROPOSED MODIFICATIONS TO OFFICIAL PLAN AMENDMENT OP93-32** (File P25S-41).
- D 4. Delegation, *See Item H1 (Recommendations PB129-97 and PB130-97)* - re: **CREDIT VALLEY SECONDARY PLAN STATUS UPDATE** (File P25S45).

E. DEFERRED/REFERRED ITEMS - nil

F. PUBLIC MEETING REPORTS

- * F 1. Public Meeting Report dated May 14, 1997, re: **PROPOSED ZONING BY-LAW AMENDMENTS INCORPORATING INTERIOR DIMENSIONS STANDARDS FOR GARAGES RELATING TO THE PROVISION OF REQUIRED PARKING FOR TWO-UNIT HOUSES** (File G87LO-2).

PB101-97 That the Public Meeting Report dated May 14, 1997, to the Planning and Building Committee meeting of May 21, 1997, re: **PROPOSED ZONING BY-LAW AMENDMENTS INCORPORATING INTERIOR DIMENSIONS STANDARDS FOR GARAGES RELATING TO THE PROVISION OF REQUIRED PARKING FOR TWO-UNIT HOUSES** (File G87LO-2) be received; and

That Council authorize the enactment of the Zoning By-law amendments, as attached to the staff report; and

That in accordance with Section 34(17) of the Planning Act R.S.O. 1990 c.P.13 as amended, Council hereby determines that no further public notice is to be given in respect of the proposed by-laws.

CARRIED

- * F 2. Public Meeting Report dated May 8, 1997, re: **MASSAGE OR BODY RUB PARLOUR, AMENDMENTS TO CITY OF BRAMPTON COMPREHENSIVE ZONING BY-LAWS** (File P45GE-1).

PB102-97 That the Public Meeting Report dated May 8, 1997, to the Planning and Building Committee meeting of May 21, 1997, re: **MASSAGE OR BODY RUB PARLOUR, AMENDMENTS TO CITY OF BRAMPTON COMPREHENSIVE ZONING BY-LAWS** (File P45GE-1) be received; and

That staff be directed to prepare the appropriate documents for the consideration of City Council.

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CARRIED

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- * F 3. Public Meeting Report dated May 12, 1997, re: **BRAMALEA NORTH SECONDARY PLAN RE: DELETION OF PROPOSED COLLECTOR ROAD – WARD 11** (File SP13-1997).

PB103-97 That the Public Meeting Report dated May 12, 1997, to the Planning and Building Committee meeting of May 21, 1997, re: **BRAMALEA NORTH SECONDARY PLAN RE: DELETION OF PROPOSED COLLECTOR ROAD – WARD 11** (File SP13-1997) be received; and

That the proposed official plan/secondary plan amendments be approved in principle, and staff be directed to prepare the implementing documents for the consideration of City Council.

CARRIED

- * F 4. Public Meeting Report dated May 8, 1997, re: **351658 ONTARIO LIMITED – WARD 3** (File C1E15.13).

PB104-97 That the Public Meeting Report dated May 8, 1997, to the Planning and Building Committee meeting of May 21, 1997, re: **351658 ONTARIO LIMITED – WARD 3** (File C1E15.13) be received; and

That the application be approved subject to the conditions approved by City Council at its meeting of April 28, 1997; and

That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

- * F 5. Public Meeting Report dated May 14, 1997, re: **STOSH HOMES INC. AND SANDRINGHAM PLACE INC. – WARD 10** (File C4E11.6).

PB105-97 That the Public Meeting Report dated May 14, 1997, to the Planning and Building Committee meeting of May 21, 1997, re: **STOSH HOMES INC. AND SANDRINGHAM PLACE INC. – WARD 10** (File C4E11.6) be received; and

That the draft approval of the proposed plan of subdivision be subject to the conditions approved by City Council at its meeting of April 28, 1997, as amended to replace condition 26 with the following:

- “26. That in accordance with Regional Council Resolution 95-85-1, which provides for a maximum of 5,680 units in the Springdale Community, the applicant shall agree in the subdivision agreement to the specific number of building permits to be released, and further, that preselling of units will not result in exceeding the above development cap.”

That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

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- * F 6. Public Meeting Report dated May 9, 1997, re: **GREAT-L DEVELOPMENTS INC. – WARD 2** (File C1W17.11).

PB106-97 That the Public Meeting Report dated May 9, 1997, to the Planning and Building Committee meeting of May 21, 1997, re: **GREAT-L DEVELOPMENTS INC. – WARD 2** (File C1W17.11) be received; and

That the application be approved subject to the conditions approved by City Council at its meeting of April 28, 1997; and

That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

- * F 7. Public Meeting Report dated May 12, 1997, re: **METRUS DEVELOPMENT INC. – WARD 10** (File C8E5.2).

PB107-97 That the Public Meeting Report dated May 12, 1997, to the Planning and Building Committee meeting of May 21, 1997, re: **METRUS DEVELOPMENT INC. – WARD 10** (File C8E5.2) be received; and

That the application be approved subject to the conditions approved by City Council at its meeting of April 28, 1997; and

That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

- * F 8. Public Meeting Report dated May 14, 1997, re: **WARD FUNERAL HOME – WARD 3** (File C1E5.38).

PB108-97 That the Public Meeting Report dated May 14, 1997, to the Planning and Building Committee meeting of May 21, 1997, re: **WARD FUNERAL HOME – WARD 3** (File C1E5.38) be received; and

That the application be approved subject to the conditions approved by City Council at its meeting of April 28, 1997; and

That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

- * F 9. Public Meeting Report dated May 14, 1997, re: **SANDRINGHAM PLACE INC. – WARD 10** (File C3E12.3(A)).

PB109-97 That the Public Meeting Report dated May 14, 1997, to the Planning and Building Committee meeting of May 21, 1997, re: **SANDRINGHAM PLACE INC. – WARD 10** (File C3E12.3(A)) be received; and

That the application be approved subject to the conditions approved by City Council at its meeting of April 28, 1997; and

That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

- F 10. Report dated May 14, 1997, re: **BRAM EAST SECONDARY PLAN – PROPOSED MODIFICATIONS TO OFFICIAL PLAN AMENDMENT OP93-32** (File P25S-41).

See Item D3

The following motion was read:

- (a) That the report dated May 14, 1997, to the Planning and Building Committee meeting of May 21, 1997, re: **BRAM EAST SECONDARY PLAN – PROPOSED MODIFICATIONS TO OFFICIAL PLAN AMENDMENT OP93-32** (File P25S-41) be received; and
- (b) That the amended draft modifications that are recommended in this report and which are consolidated in Appendix E, pertaining to the proposed retention of a small area of Mixed Commercial/Industrial designation at the northwest corner of The Gore Road and Fogal Road be endorsed; as Minister's modifications to Official Plan Amendment OP93-32, The Bram East Secondary Plan; and
- (c) That the proposed Mixed Commercial/Industrial designation at the southeast corner of The Gore Road and Castlemore Road not be endorsed as Minister's modifications to Official Plan Amendment OP93-32, The Bram East Secondary Plan; and
- (d) That the Minister of Municipal Affairs and Housing be requested to continue to expeditiously address the Council endorsed proposed Minister's modification to Official Plan Amendment OP93-32 as now contained in Appendix A to the City staff report of April 16, 1997 as revised by the adjustments set out in Appendix E to the staff report of May 14, 1997.

Mr. Don Given, Malone Given Parsons Ltd., advised that he represents the owners of approximately 500 acres of land north of Highway No. 7. He expressed concern regarding the process with respect to this matter, in its justification for retail/commercial sites, and indicated that his client will continue to resist the proposal

Mr. Glen Easton, G.M. Sernas & Associates Limited, did not appear before Committee.

Mr. Bill Woroshyl, speaking on behalf of the owners of the Petrocco/Fasciana lands, expressed support for the staff report.

Mr. Ignace Doma, resident, advised that he is in favour of the motion read as it pertains to not allowing a gas station on the southeast corner of The Gore Road and Castlemore Road. Mr. Doma submitted a petition from area residents opposing the gas station.

Mr. Gary Stamm, Stamm Economic Research, expressed concern regarding the interpretation of his professional advice and offered clarification, specifically addressing the matter of appropriate locations for a supermarket.

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B. Winterhalt, Director of Policy, Planning and Research, responded to questions and specific aspects of the report

PB126-97 That the following delegations, to the Planning and Building Committee meeting of May 21, 1997, re: **BRAM EAST SECONDARY PLAN – PROPOSED MODIFICATIONS TO OFFICIAL PLAN AMENDMENT OP93-32** (File P25S-41) be received:

1. Don Given, Malone Given Parsons Ltd.
2. Bill Woroshyl,
3. Ignace Doma,
4. Gary Stamm, Stamm Economic Research;

That the petition submitted by Mr. Doma on behalf of the Castlemore residents, to the Planning and Building Committee meeting of May 21, 1997, opposing a gas station at the southeast corner of The Gore Road/Castlemore Road, be received.

CARRIED

The motion was split and voted on as follows:

PB127-97 (a) That the report dated May 14, 1997, to the Planning and Building Committee meeting of May 21, 1997, re: **BRAM EAST SECONDARY PLAN – PROPOSED MODIFICATIONS TO OFFICIAL PLAN AMENDMENT OP93-32** (File P25S-41) be received; and

CARRIED

(b) *That the amended draft modifications that are recommended in this report and which are consolidated in Appendix E, pertaining to the proposed retention of a small area of Mixed Commercial/Industrial designation at the northwest corner of The Gore Road and Fogal Road be endorsed; as Minister's modifications to Official Plan Amendment OP93-32, The Bram East Secondary Plan; and*

LOST

(c) That the proposed Mixed Commercial/Industrial designation at the southeast corner of The Gore Road and Castlemore Road not be endorsed as Minister's modifications to Official Plan Amendment OP93-32, The Bram East Secondary Plan; and

CARRIED

(d) That the Minister of Municipal Affairs and Housing be requested to continue to expeditiously address the Council endorsed proposed Minister's modification to Official Plan Amendment OP93-32 as now contained in Appendix A to the City staff report of April 16, 1997 as revised by the adjustments set out in Appendix E to the staff report of May 14, 1997.

CARRIED

Note: Mr. Winterhalt advises that it is his impression that the Committee voted on Part (b) in the belief that it deleted the proposed modification to add a neighbourhood retail designation at the southeast corner of The Gore Road and Fogal Road; however, he further advises that Part (b), in fact, deletes the proposed permission for a mixed-commercial/industrial designation at the northwest corner of The Gore Road and Fogal Road which would permit the development of a medical/dental centre on the Chayko lands. It is understood that Committee did wish to permit that use and therefore it is suggested by Mr. Winterhalt that Part (b) "carry".

It is also staff's impression that Committee intended to, at least, delete the supermarket component of the proposed neighbourhood retail designation at the southeast corner of The Gore Road and Fogal Road. Committee/Council should clarify:

- (a) whether the intent is to delete the proposed neighbourhood retail designation at the southeast corner of The Gore Road and Fogal Road in its entirety OR*
- (b) whether the intent is to retain the equivalent of the neighbourhood retail permissions, exclusive of a supermarket at that intersection by means of a special policy provision or whatever staff and the Ministry would consider to be technically appropriate to implement this intent.*

The following motion was introduced:

PB128-97 That the supermarket use in the extra neighbourhood retail designation be relocated to The Gore Road and Highway No. 7 Office and Retail Node in the Bram East Secondary Plan.

ON TAKING A RECORDED VOTE, THE DEPUTY CITY CLERK NOTED THE MOTION “CARRIED” 12 YEAS, 2 NAYS AND 3 ABSENT AS FOLLOWS:

IN FAVOUR

AGAINST

ABSENT

Hutton
Jeffrey
Palleschi
Metzak
Gibson
Begley
Fennell
Bissell
Hunter
Hames
Miles
Cowie

Linton
Sprovieri

Moore
Mayor Peter Robertson
Richards

CARRIED

- F 11. Report dated May 14, 1997, re: **BRAM WEST SECONDARY PLAN AREA 40** (File P25SP-40).

See Item D2

Regional Councillor Palleschi advised Committee that the residents of Churchville are concerned by the potential impact that future urban development of the area could have on the existing character of the village. There was general discussion with regards to the protection of the Churchville Heritage as well as proposed densities of the new subdivision and specific design guidelines.

Mr. Jim Kennedy, KLM Planning Partners Inc., was present on behalf of St. Gallen's Holdings Inc. who owns approximately 325 acres of land south of Steeles Avenue between Mississauga Road and Winston Churchill Boulevard. He requested that the lands south of Steeles Avenue and west of Mississauga Road proceed as a separate Secondary Plan so his client can proceed to develop as quickly as possible. Otherwise, he is satisfied with the land use designations proposed in the secondary plan.

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Mr. Harold Elston, Elston's Lawyers, represents Mr. Elwood Morris who is a landowner on the subject lands. He reiterated his client's previously expressed position regarding residential designation for his lands.

Mr. Glenn Schnarr, Glen Schnarr & Associates, was present on behalf of his client Mr. I. Kaneff, owner of Lionhead Golf & Country Club, and expressed concerns with regards to the land use designation of Golf Club lands, and specifically regarding the community park and school site designations, which he considers to be inappropriate at the designated location. He referred to his client's intent to pursue the development of a hotel and conference centre at Financial Drive and Mississauga Road.

Mr. Schnarr also spoke on behalf of Squires Stewart, opposing the high density designation at advocating low density.

Messrs. David Bianchi and John van Nostrand, van Nostrand Associates Limited, spoke on behalf of HARPO, and requested that Road F be realigned approximately 660 ft to the south.

Staff was directed to report to the Council Meeting on May 26, 1997, re: the proposed realignment of Road "F", in consultation with the HARPO representatives, and on the number of employment acres being converted to residential under the HARPO proposal.

There was general discussion regarding the density designation on the Baldessara lands, and agreement that area Councillors will consult with the residents before determining the number of units per acre.

The following motions were introduced:

- PB119-97 That the following be **deferred** to the Planning and Building Committee meeting of June 16, 1997:
- "That when development proceeds east of the Village of Churchville that entrance to the subdivision would be off Steeles Avenue and Chinguacousy Road."

CARRIED

- PB120-97 That the area within the area of the Bram West Secondary Plan, south of Steeles Avenue and west of Mississauga Road, be permitted to proceed under a separate secondary plan.

CARRIED

- PB121-97 That the following be **deferred** to the Planning and Building Committee meeting of June 16, 1997:
- "That the lands within the area of the Bram West Secondary Plan, west of Financial Drive and east of Levi Creek, approximately 4 acres (landowner E. Morris) be designated Office Node/Commercial/Retail."

CARRIED

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PB122-97 That the two school sites and parkland, as proposed in the Bram West Secondary Plan, not be located on the Lionhead Golf Course property; and

That staff meet with Mr. Schnarr on the land use designation.

CARRIED

PB123-97 That the lands within the area of the Bram West Secondary Plan, owned by Baldessara, be designated low density residential.

CARRIED

PB124-97 That the Report dated May 14, 1997, to the Planning and Building Committee meeting of May 21, 1997, re: **BRAM WEST SECONDARY PLAN AREA 40** (File P25SP-40) be received; and

That the proposed revisions and adjustments to the draft Bram West Secondary Plan land use plan attached to and discussed in the staff report be approved, as amended in Recommendations PB119-97 to PB123-97, and by the relocation of Road "F" approximately ½ Lot (660 ft) further south, and

That the land uses on either side of Road F be re-designated as per the proposal by HARPO in consultation with staff; and

That staff be authorized to undertake further minor adjustments and revisions to the Plan as necessary; and

That further public notice of meeting is deemed not to be necessary pursuant to the provisions of the **Planning Act**; and

That staff be directed to bring forward a final Bram West Secondary Plan land use plan and official plan amendment for Council adoption at the earliest possible opportunity.

CARRIED

PB125-97 That the following delegations, to the Planning and Building Committee meeting of May 21, 1997, re: **BRAM WEST SECONDARY PLAN** (File P25SP-40) be received:

1. James Kennedy, KLM Planning Partners Inc.
2. Harold Elston, Elston's Lawyers
3. Glen Schnarr, Glen Schnarr & Associates
4. John van Nostrand, Van Nostrand Associates Limited
5. David Bianchi, HARPO

That the correspondence dated May 21, 1997, from Ronald K. Webb, representing Mr. J. Humeniuk, to the Planning and Building Committee meeting of May 21, 1997, re: Bram West Secondary Plan, requesting that staff be received and that staff be directed to meet with lands, and requesting that no lands with the Secondary Plan Area be released for development until the entire plan has been settled, be received.

CARRIED

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- F 12. Public Meeting Report dated May 20, 1997, re: **BRAMPARK MANAGEMENT INC. – WARD 9** (File C6E4.2).

PB131-97 That the Public Meeting Report dated May 20, 1997, to the Planning and Building Committee meeting of May 21, 1997, re: **BRAMPARK MANAGEMENT INC. – WARD 9** (File C6E4.2) be received; and

That the application be approved subject to the conditions approved by City Council at its meeting of April 28, 1997; and

That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

G. DEVELOPMENT SERVICES REPORTS

- * G 1. Report from Management and The Planning and Economic Development Team.

PB110-97 That the Report from Management and The Planning and Economic Development Team, to the Planning and Building Committee meeting of May 21, 1997, recommending that the Planning and Building Committee consider reports in respect of the following, be received:

G 2 **AIRPORT – 7 POWER CENTRES LIMITED C/O FIRST PROFESSIONAL MANAGEMENT – WARD 9** (File C6E5.7)

PB111-97 That the report from A. Rezoski, Development Planner, dated May 14, 1997, to the Planning and Building Committee meeting of May 21, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW - AIRPORT – 7 POWER CENTRES LIMITED C/O FIRST PROFESSIONAL MANAGEMENT – WARD 9** (File C6E5.7) be **deferred** to the Planning and Building Committee meeting of June 16, 1997; and

That the correspondence dated May 20, 1997, from Cynthia Green, Development Director, Airport-Y Power Centre Limited, to the Planning & Building Committee meeting of May 21, 1997, requesting that deferral, be received.

CARRIED

H. POLICY AND RESEARCH REPORTS

- H 1. Report from S. Hill, Policy Planner, dated May 14, 1997, re: **CREDIT VALLEY SECONDARY PLAN, STATUS UP-DATE** (File P25S45).

The Chair advised that due to the lateness of the hour, the delegation added to this agenda to address this matter, has requested that the report be deferred to the next meeting.

See Item D4

PB129-97 That the report from S. Hill, Policy Planner, dated May 14, 1997, to the Planning and Building Committee meeting of May 21, 1997, re: **CREDIT VALLEY SECONDARY PLAN, STATUS UP-DATE** (File P25S45) be **deferred** to the Planning and Building Committee meeting of June 16, 1997.

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CARRIED

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PB130-97 That the delegation of Mr. John Armstrong, Glen Schnarr & Associates, to the Planning and Building Committee meeting of May 21, 1997, re: **CREDIT VALLEY SECONDARY PLAN STATUS UPDATE** (File P25S45) be **deferred** to the Planning and Building Committee meeting of June 16, 1997.

CARRIED

H 2. Report from D. Waters, Policy Planner, dated May 14, 1997, re: **BRAMALEA ROAD SOUTH GATEWAY SECONDARY PLAN – BRAMALEA ROAD/STEELES AVENUE REDEVELOPMENT AREA** (File P25S38).

See Item D1

Mr. John Keyser, Keyser Mason Ball, was present on behalf of Par-Pak Ltd. and Ebrahim Properties, supported the staff recommendation regarding the designation of his client's lands as residential.

Mr. Todd Brown, Monteith Zelinka Priamo Ltd., spoke regarding the Graywood site, and expressed concern regarding the compatibility of the proposed residential designation with the existing industrial development.

Mr. Warren Sorensen, Sorensen Gravely Lowes, was present on behalf of Kord Products and Capital Building, and expressed concern with respect to the removal of his clients' lands from the Bramalea Road redevelopment, and addressed the designation of his clients' lands.

Mr. Neil Davis, Davis, Webb & Schulze, represents 16 industrial landowners both east and west of Bramalea Road, and supported the Councillors Richards, Begley and Metzack alternative land use and transportation plan, and opposed a residential designation on the Par-Pak lands.

PB116-97 That the staff report dated May 14, 1997, and entitled "Staff Report, Bramalea Road South Gateway Secondary Plan, Bramalea Road/Steeles Avenue Redevelopment Area", to the Planning & Building Committee meeting of May 21, 1997 (File: P25 S38) be received; and

That the land use and transportation as set out on Map 4 (Councillors' Richards, Begley and Metzack alternative plan) be endorsed as the preferred land use and transportation plan for the redevelopment area of the Bramalea Gateway lands; and

That the 15 acre Ebrahim Properties site at the north-west corner of Bramalea Road and Steeles Avenue be designated mixed-use (office and retail) between Bramalea Road and the extension of Victoria Crescent extension fronting the south side of Orenda Road in accordance with the land use designations set out on Map 5 (Staff's alternative plan) and staff be directed to undertake a comprehensive circulation of the Ebrahim Properties development application once a concept plan has been endorsed by Council; and

That consideration of the lands on the east side of Bramalea Road between the open space corridor and East Drive (municipally known as 75 Bramalea Road, 100 East Drive and 106 East Drive) for mixed-uses (office and retail) not be included as part of the selected alternative land use and transportation plan and that 75 Bramalea Road be advised to submit a separate Official Plan Amendment application; and

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That the costs that would be incurred by an existing industry to implement any off-site mitigation measures as required by the Ministry of the Environment and Energy to permit redevelopment within the Bramalea Road South Gateway Redevelopment Area shall be borne by the proponent of the redevelopment, and shall be required as a condition of development approval; and

That staff be directed to commence the drafting of the detailed secondary plan policies and schedules for the “redevelopment area” of the Bramalea Road South Gateway Secondary Plan in accordance with the Council endorsed concept; and

That a public meeting to present the modified concept plan be held in accordance with City Council procedures and that the notification area for the mailing of notices be expanded north to Balmoral Drive, south to the Brampton/Mississauga municipal boundary, west to Dixie Road and east to Torbram Road; and,

That subject to the results of the public meeting, staff be directed to circulate for technical comments all deferred development applications within the Bramalea Gateway that are awaiting Council endorsement of a land use and transportation concept plan and staff be further directed to keep Council informed of their status.

CARRIED

PB117-97 That the correspondence from Paul Lowes, Principal, Sorensen Gravely Lowes Planning Associates Inc., dated May 13, 1997, to the Planning and Building Committee meeting of May 21, 1997, re: **BRAMALEA ROAD SOUTH GATEWAY SECONDARY PLAN** (File P25S38) be received.

CARRIED

PB118-97 That the following delegations, to the Planning and Building Committee meeting of May 21, 1997, re: **BRAMALEA ROAD SOUTH GATEWAY SECONDARY PLAN – BRAMALEA ROAD/STEELES AVENUE REDEVELOPMENT AREA** (File P25S38) be received:
John Keyser, Keyser Mason Ball
Todd Brown, Monteith Zelinka Priamo Ltd.
Warren Sorensen, Sorensen Gravely Lowes
Neil Davis, Davis, Webb & Schulze

That the correspondence dated May 13, 1997, from Paul Lowes, Sorensen Graveley Lowes Planning Associates Inc, to the Planning and Building Committee meeting of May 21, 1997, re: **BRAMALEA ROAD SOUTH GATEWAY SECONDARY PLAN – BRAMALEA ROAD/STEELES AVENUE REDEVELOPMENT AREA**, be received.

CARRIED

H 3. Report from S. Hill, Policy Planner, dated May 14, 1997, re: **LUNDY HOUSE – 1047 Highway 7** (File G33LA).

Note: The Brampton Heritage Board, at its meeting of April 17, 1997, recommended:

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HB026-97 That the written report from Michael Seaman, dated April 1997, to the Brampton Heritage Board meeting on April 17, 1997, re: The Lundy House, 1047 Highway 7 be received; and

That the Lundy House , 1047 Highway 7 West be considered to be worthy of designation under Part IV of the Ontario Heritage Act for historical, architectural and contextual reasons; and

Whereas the Lundy House, 1047 Highway 7 West is an attractive and significant heritage feature, the Brampton Heritage Board believes that the Lundy House should be integrated into any future development of the property.

Mr. Seaman's report is attached to the staff report. The minutes of Brampton Heritage Board meeting have not been approved.

A letter dated May 21, 1997, from Colin McLachlan, Executive Vice President, Solmar Homes, was circulated to Committee, and Councillor Hutton advised that it would appear that the preservation of the Lundy House is becoming promising; that interest has been expressed by more than one source in relocating and preserving the structure.

PB132-97 That the report from S. Hill, Policy Planner, dated May 14, 1997, to the Planning and Building Committee meeting of May 21, 1997, re: **LUNDY HOUSE – 1047 Highway 7** (File G33LA) be received; and

That the Heritage Planner, in association with the Brampton Heritage Board, continue to discuss options for the preservation of the Lundy House as an alternative to demolition.

That the correspondence dated . May 21, 1997, from Colin McLachlan, Executive Vice President, Solmar Homes, re: Lundy House, offering to hold demolition in abeyance for 120 days, be received.

CARRIED

* H 4. Report from S. Hill, Policy Planner, dated May 14, 1997, re: **CITY OF BRAMPTON OFFICIAL PLAN – ADMINISTRATIVE MATERS RELATED TO PROVINCIAL APPROVAL OF 1993 OFFICIAL PLAN** (File P25OV).

PB112-97 That the report from S. Hill, Policy Planner, dated May 14, 1997, to the Planning and Building Committee meeting of May 21, 1997, re: **CITY OF BRAMPTON OFFICIAL PLAN – ADMINISTRATIVE MATERS RELATED TO PROVINCIAL APPROVAL OF 1993 OFFICIAL PLAN** (File P25OV) be received; and

That the following by-laws relating to the 1993 Council adopted Official Plan Amendments incorporated as part of the Ministry of Municipal Affairs and Housing approval of the 1993 Official Plan be repealed: 148-93, 151-93, 154-93, 160-93, 233-93, 234-93, 235-93, 236-93, 237-93, 254-93, 265-93, 268-93, 293-93, 6-94, 23-94, 30-94, 45-94, 107-94, 109-94, 133-94, 182-94, 194-94, 212-94, 224-94, 226-94, 234-94, 266-94, 8-95, 35-95, 44-95, 58-95, 61-95, 82-95, 90-95, 131-95, 151-95, 175-95, 200-95, 207-95, 215-95, 218-95, 220-95, 222-95, 261-95, 24-96, 32-96, 49-96, 120-96, 228-96 and 3-97; and

That staff be directed to prepare the appropriate by-law and forward the same to City Council for enactment.

CARRIED

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I. BUILDING REPORTS

* I 1. **BUILDING PERMITS FOR THE MONTH OF APRIL, 1997** (File A20).

PB113-97 That the **BUILDING PERMITS FOR THE MONTH OF APRIL, 1997** (File A20), to the Planning and Building Committee meeting of May 21, 1997, be received.

CARRIED

J. URBAN DESIGN AND ZONING REPORTS - nil

* J 1. Report from S.H. Dewdney, Manager, Design Services, dated May 2, 1997, re: **CITY FENCING POLICIES** (File B15FE).

PB114-97 That the Report from S.H. Dewdney, Manager, Design Services, dated May 2, 1997, to the Planning and Building Committee meeting of May 21, 1997, re: **CITY FENCING POLICIES** (File B15FE) be received; and

That the revised City Fencing Policies be approved.

CARRIED

K. HERITAGE BOARD MINUTES

* K 1. Minutes - **HERITAGE BOARD** – March 20, 1997

PB115-97 That the Minutes of the **HERITAGE BOARD** meeting of March 20, 1997, to the Planning and Building Committee meeting of May 21, 1997, be approved as printed and circulated.

CARRIED

The recommendations were approved as follows:

HB012-97 **THAT** the Agenda for the Brampton Heritage Board meeting of March 20, 1997, be approved as amended to add:

- 4.6 Community Recognition Program
- 5.2 Public Awareness Book
- 5.3 Formation of a Heritage Society

HB013-97 That the minutes of the Brampton Heritage Board held February 20, 1997, be approved as printed and circulated

HB014-97 That the correspondence from Peggy Armstrong, Christ Church, dated March 3, 1997, re: Heritage Designation for Christ Church Brampton be received; and

That Peggy Armstrong and Reverend Beard, be invited to the next meeting of the Brampton Heritage Board to assist with the designation of Christ Church.

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- HB015-97 That the Monkman's be notified and invited to the next meeting of the Brampton Heritage Board regarding designation of their property.
- HB016-97 That the book "From the Wolf's Den to Huttonville" be sold for \$15.00 + G.S.T.; and,
That locations be found to sell the book.
- HB017-97 That Wilma Alison be nominated by the Brampton Heritage Board for the Community Recognition Award.
- HB018-97 That the Brampton Heritage Board institute a Plaquing Program in the Downtown Core and for all designated properties; and

That a meeting to develop a policy for plaquing heritage resources be arranged for Thursday, April 3, 1997, 7:00 p.m. at 35 Elizabeth Street North (Iris's house)
- HB019-97 That Paul Hunt be editor for the Second Issue of the Flowertown Heritage News.
- HB020-97 That a report be brought forward to the next meeting of the Heritage Board regarding the publishing of a book of all designated buildings.
- HB021-97 That the Brampton Heritage Board wishes to express their concerns re: Changes in density for the 2 special study areas (1 on Scott Street and 2. on Wellington Street East), and the proposed widening of Wellington Street East, without sufficient provisions contained within the proposed plan for the preservation of heritage resources; and

That the Brampton Heritage Board wishes to express its concern regarding the apparent inconsistency of this proposed secondary plan and the policies for heritage that have been adopted in the 1993 City of Brampton Official Plan; and

That in view of the heritage sensitivity of the downtown core the Brampton Heritage Board wishes to be consulted regarding any changes to policies affecting heritage resources and areas.
- HB022-97 There being no further discussion the meeting adjourned at 9:45 p.m.

L. OTHER BUSINESS - nil

M. QUESTION PERIOD - nil

N. CLOSED MEETING - nil

O. ADJOURNMENT

PB133-97 That the Planning and Building Committee do now adjourn to meet again on June 16, 1997, or at the call of the Chair.

CARRIED

<p style="text-align: center;">PLANNING AND BUILDING COMMITTEE MINUTES JUNE 16, 1997</p>
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MEMBERS PRESENT: City Councillor G. Gibson (Chair)
City Councillor L. Jeffrey (Vice Chair)
Regional Councillor R. Begley
Regional Councillor L. Bissell
Regional Councillor S. Fennell
Regional Councillor G. Miles
Regional Councillor P. Palleschi
City Councillor R. Hunter
City Councillor B. Linton
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor P. Richards
City Councillor D. Metzak
City Councillor J. Sprovieri
City Councillor S. Hames

MEMBERS ABSENT: Mayor Peter Robertson (other municipal business)

STAFF PRESENT: J. Marshall, Commissioner of Planning and Building
J. Metras, Commissioner of Legal Services & City Solicitor
J. Corbett, Director of Development Services
B. Winterhalt, Director of Policy, Research & Development
K. Walsh, Director of Facility Development & Property Management
J. Atwood-Petkovski, Director of Enforcement & Corporation Counsel
R. Bino, Manager of Development Services
D. Waters, Policy Planner
P. Snape, Development Planner
L.J. Mikulich, City Clerk
M. Frape, Clerks Assistant Jr.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

The meeting was called to order at 7:35 p.m.

The meeting adjourned at 9:15 p.m.

Item Recommendation

- | | | |
|------|--|--|
| A. | PB135-97 | APPROVAL OF AGENDA |
| D 1. | PB142-97
PB143-97
PB144-97 | Delegations, re: BRAMALEA ROAD SOUTH GATEWAY SECONDARY PLAN – WARDS 8 AND 9 (File P25S38) |
| D 2. | PB145-97
PB146-97
PB147-97
PB148-97 | Delegation, re: CREDIT VALLEY SECONDARY PLAN STATUS UPDATE (File P25S45) |
| D 3. | PB149-97
PB150-97 | Delegation, re: APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – MALONE GIVEN PARSONS (First Gulf Group of Companies) – WARD 3 (File T1W15.6) |
| D 4. | PB151-97
PB152-97 | Delegations, re: ROYAL BANK OF CANADA (PARCEL 3) – WARD 2 (File C1W11.23) |

PLANNING AND BUILDING COMMITTEE MINUTES – June 16, 1997

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PLANNING AND BUILDING COMMITTEE MINUTES – June 16, 1997

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- | | | |
|------|--|---|
| E 1. | PB145-97
PB146-97
PB147-97
PB148-97 | CREDIT VALLEY SECONDARY PLAN STATUS UPDATE (File P25S45) |
| F 1. | PB142-97
PB143-97
PB144-97 | BRAMALEA ROAD SOUTH GATEWAY SECONDARY PLAN – BRAMALEA ROAD/STEELES AVENUE REDEVELOPMENT AREA – WARDS 8 AND 9 (File P25S45) |
| G 1. | PB136-97 | Report from Management and The Planning and Economic Development Team |
| G 2. | PB151-97
PB152-97 | ROYAL BANK OF CANADA (PARCEL 3) – WARD 2 (File C1W11.23) |
| G 3. | PB137-97 | SNELGROVE PLAZA INC. – WARD 2 (File C1E17.17) |
| G 4. | PB138-97 | THE CORPORATION OF THE CITY OF BRAMPTON – WARD 10 (File C3E17.2) |
| G 5. | PB149-97
PB150-97 | MALONE GIVEN PARSONS (First Gulf Group of Companies) – WARD 3 (File T1W15.6) |
| H 1. | PB139-97 | GTAA AMENDMENT APPLICATION TO THE REGION OF PEEL OFFICIAL PLAN – PROPOSED LBPIA OPERATING AREA BOUNDARY – STATUS REPORT (File P40LE) |
| I 1. | PB140-97 | BUILDING PERMITS FOR THE MONTH OF MAY 1997 (File A20) |
| J 1. | PB153-97 | RESIDENTIAL NOISE ATTENUATION POLICIES (File B15FE) |
| J 2. | PB154-97 | OMNIBUS BY-LAW AMENDMENTS (File P45GE-1) |
| K 1. | PB141-97 | Minutes – HERITAGE BOARD – April 17, 1997 |
| L. | PB155-97 | QUADROPLEX DESIGNS (File G87) |
| N. | PB134-97 | CLOSED MEETING |
| O. | PB156-97 | ADJOURNMENT |

CITY COUNCILLOR GIBSON, CHAIR

PLANNING AND BUILDING COMMITTEE MINUTES – June 16, 1997

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A. APPROVAL OF AGENDA

PB135-97 That the Agenda for the Planning and Building Committee Meeting dated May 21, 1997 be approved as amended to add:

- D 3. Mr. Haydn Matthews, Great Gulf Group of Companies, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – MALONE GIVEN PARSONS (First Gulf Group of Companies) – WARD 3** (File T1W15.6).
- D 4. Delegations, re: **ROYAL BANK OF CANADA (PARCEL 3) – WARD 2** (File C1W11.23):
 - 1. Mr. Mark Noskiewicz, Goodman, Philips & Vineberg
 - 2. Mr. Gary Stamm, Stamm Economic Research
- L 1. Recommendation, re: **QUADROPLEX DESIGNS** (File G87).

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

- * The following items listed with an asterisk (*) are considered to be routine and non-controversial by the Committee and will be approved at one time. There will be no separate discussion of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(G1, G3, G4, H1, I1, K1)

D. DELEGATIONS

- D 1. Delegations, re: **BRAMALEA ROAD SOUTH GATEWAY SECONDARY PLAN – WARDS 8 AND 9** (File P25S38) (See Item F1):
 - 1. Mr. Paul Lowes, Sorensen Gravely Lowes Planning Associates Inc.
 - 2. Mr. Harry Glixman, Capital Building
 - 3. Mr. John B. Keyser, Keyser Mason Ball

DEALT WITH UNDER ITEM F1 – RECOMMENDATIONS PB142-97 to PB144-97.

- D 2. Mr. Glen Schnarr, Glen Schnarr & Associates, re: **CREDIT VALLEY SECONDARY PLAN STATUS UPDATE** (File P25S45).

DEALT WITH UNDER ITEM E1 – RECOMMENDATIONS PB145-97 to PB148-97.

- D 3. Mr. Haydn Matthews, Great Gulf Group of Companies, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – MALONE GIVEN PARSONS (First Gulf Group of Companies) – WARD 3** (File T1W15.6).

DEALT WITH UNDER ITEM G5 – RECOMMENDATIONS PB149-97 and PB150-97.

PLANNING AND BUILDING COMMITTEE MINUTES – June 16, 1997

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D 4. Delegations, re: **ROYAL BANK OF CANADA (PARCEL 3) – WARD 2** (File C1W11.23):

1. Mr. Mark Noskiewicz, Goodman, Philips & Vineberg
2. Mr. Gary Stamm, Stamm Economic Research

DEALT WITH UNDER ITEM G2 – RECOMMENDATIONS PB151-97 and PB152-97.

E. **DEFERRED/REFERRED ITEMS**

E 1. Report from S. Hill, Policy Planner, dated May 14, 1997, re: **CREDIT VALLEY SECONDARY PLAN STATUS UPDATE** (File P25S45) (See Item D2).

Mr. Glen Schnarr asked Committee to support staff's recommendation; however, he requested that Committee waive the proposed administration fees which would result in additional costs to his client. To date, there has been no administration fees collected on any other secondary plan in the City of Brampton and he would like to receive the same treatment that all other landowners have received. Mr. Schnarr's other concern is with regards to the Schale Resource Assessment Study.

There was general discussion with regards to the Schale Resource Assessment Study and the requirements by the Province. Staff responded to inquiries of Committee and provided clarification on this issue.

PB145-97 That the delegation of Mr. Glen Schnarr, Glen Schnarr & Associates, to the Planning and Building Committee meeting of June 16, 1997, re: **CREDIT VALLEY SECONDARY PLAN STATUS UPDATE** (File P25S45) be received.

CARRIED

PB146-97 That the following be **referred** back to staff:

That the City's Administration Fee for co-ordination of Secondary Plan Studies be waived for the Credit Valley Secondary Plan.

CARRIED

PB147-97 That staff be instructed to secure a Schale Resource Study for the Credit Valley Secondary Plan and authorized to expand up to \$4,000 for the procurement of this study.

CARRIED

PB148-97 That the report from S. Hill, Policy Planner, dated May 14, 1997, to the Planning and Building Committee meeting of June 16, 1997, re: **CREDIT VALLEY SECONDARY PLAN STATUS UPDATE** (File P25S45) be received; and

That staff be directed to formally initiate the Secondary Plan Study for the Credit Valley Secondary Plan Area 45 and subsequently report back to Council with the recommendations relating to the consultant selection process; and

That staff be directed to hold an Information Meeting for all landowners within Credit Valley Secondary Plan Area Number 45 to explain the secondary plan process and seek their participation.

CARRIED

F. PUBLIC MEETING REPORTS

F 1. **BRAMALEA ROAD SOUTH GATEWAY SECONDARY PLAN – BRAMALEA ROAD/STEELES AVENUE REDEVELOPMENT AREA – WARDS 8 AND 9** (File P25S38) (See Item D1).

Mr. Paul Lowes was present on behalf of Capital Building, the owners of 75 Bramalea Road, to advise that his client is concerned that it has been excluded from the proposed Gateway Secondary Plan. His client would like to be treated equally with all the other owners on Bramalea Road and receive the same mixed-use office/retail designation. He advised that his client supports staff's recommendation to proceed to a public meeting.

J. Marshall, Commissioner of Planning and Building, provided clarification of the recommendation for Committee.

Mr. Harry Glixman did not wish to speak as Paul Lowes addressed all of his concerns.

Mr. John Keyser represents the owners of the Par-Pak and Ebrahim properties. He provided his comments with regards to the report, specifically the residential land component. He advised of the recommendations made by his clients and indicated he would like to be part of the site development process. His main concern is that Victoria Crescent be identified as a residential development area and he would like staff to consider creating an urban design type of development in this area.

Direction was given that staff make the appropriate adjustments with regards to the boundaries for the circulation area for notice of the public meeting.

PB142-97 That the following delegations, to the Planning and Building Committee meeting of June 16, 1997, re: **BRAMALEA ROAD SOUTH GATEWAY SECONDARY PLAN – WARDS 8 AND 9** (File P25S38) be received:

1. Mr. Paul Lowes, Sorensen Gravely Lowes Planning Associates Inc.
2. Mr. Harry Glixman, Capital Building
3. Mr. John B. Keyser, Keyser Mason Ball

CARRIED

PB143-97 That the correspondence from John B. Keyser, Keyser Mason Ball, dated June 16, 1997, to the Planning and Building Committee meeting of June 16, 1997, re: **PARK-PAK LTD. and EBRAHIM PROPERTIES LIMITED – BRAMALEA ROAD SOUTH GATEWAY SECONDARY PLAN STUDY** (File P25S38) be received.

CARRIED

PB144-97 That the Public Meeting Report dated June 11, 1997, to the Planning and Building Committee meeting of June 16, 1997, re: **BRAMALEA ROAD SOUTH GATEWAY SECONDARY PLAN – BRAMALEA ROAD/STEELES AVENUE REDEVELOPMENT AREA – WARDS 8 AND 9** (File P25S38) be received; and

That a public meeting be held in accordance with City Council procedures and the slightly expanded notification area shown on Map 1 to consider the lands on the east side of Bramalea Road between the open space corridor and East Drive (municipally known as 75 Bramalea Road, 100 East Drive and 106 East Drive) for inclusion within the redevelopment area boundary as mixed-uses (office and retail) with coverages up to 0.6 times the area of the lot and building heights of no more than four storeys at the northern edge of 75 Bramalea Road to respect the existing low density residential community, increasing to more than six storeys as the distance increases from the Dearbourne Avenue to East Drive;

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That staff be directed to report back to Planning and Building Committee with the results of the public meeting recommending the appropriate adjustments to the Bramalea Road South Gateway Redevelopment Area Official Plan Amendment;

That the proposed Official Plan Amendment be revised by replacing the word “density” with “intensity” wherever it appears in the document;

That the Commercial and Mixed Industrial/Commercial sections (5.1.1.5 and 5.2.7, respectively) of the proposed Official Plan Amendment be revised to add the word “future” when assessing the impact of redevelopment on industrial operators;

That the Mixed-Use designation of the Official Plan Amendment (section 5.1.2) be revised to limit offices and hotels/motels to a maximum of eight storeys (24 metres);

That the Mixed Industrial/Commercial designation of the Official Plan Amendment (section 5.2.3) be revised to stipulate a maximum building height of 4 storeys (12 metres);

That the Commercial and Mixed Industrial/Commercial designations of the Official Plan Amendment (section 5.1.2.1 and 5.2.2, respectively) be revised to restrict the location of outdoor amenity areas typically associated with restaurants and hotel/motels adjacent to lands designated industrial that are situated outside Bramalea Road South Gateway Redevelopment Area;

That staff be directed to use the appropriate discretion to craft the necessary policy and mapping adjustments, including minor adjustments/corrections before submitting the Bramalea Road South Gateway Redevelopment Area Secondary Plan Amendment for adoption; and,

That the Bramalea Road South Gateway Redevelopment Area Secondary Plan Amendment, including the preceding adjustments, be submitted to Council as soon as possible for adoption by By-Law and for subsequent submission to the Ministry of Municipal Affairs and Housing for Approval.

CARRIED

G. DEVELOPMENT SERVICES REPORTS

* G 1. Report from Management and The Planning and Economic Development Team.

PB136-97 That the Report from Management and The Planning and Economic Development Team, to the Planning and Building Committee meeting of May 21, 1997, recommending that the Planning and Building Committee consider reports in respect of the following, be received:

- **ROYAL BANK OF CANADA (PARCEL 3) – WARD 2** (File C1W11.23)
- **SNELGROVE PLAZA INC. – WARD 2** (File C1E17.17)
- **CITY OF BRAMPTON – WARD 10** (File C3E17.2)
- **MALONE GIVEN PARSONS (First Gulf Business Parks Inc.) – WARD 3** (File T1W15.6)

CARRIED

G 2 **ROYAL BANK OF CANADA (PARCEL 3) – WARD 2** (File C1W11.23).

Mr. Mark Noskiewicz, Goodman, Phillips & Vineberg, represents the landowner for the parcel of land located at the northeast corner of Highway 7 and McLaughlin Road. He advised Committee that an agreement was met with his client and the Royal Bank last week. He briefly outlined the terms of the agreement and advised that he will provide staff with a copy of the agreement.

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Mr. Gary Stamm confirmed that an agreement has been met by both parties and he looks forward to the public meeting.

PB151-97 That the following delegations, to the Planning and Building Committee meeting of June 16, 1997, re: **ROYAL BANK OF CANADA (PARCEL 3) – WARD 2** (File C1W11.23) be received:

1. Mr. Mark Noskiewicz, Goodman, Phillips & Vineberg
2. Mr. Gary Stamm, Stamm Economic Research

CARRIED

PB152-97 That the report from P. Snape, Development Planner, dated June 11, 1997, to the Planning and Building Committee meeting of June 16, 1997, re: **ROYAL BANK OF CANADA (PARCEL 3) – WARD 2** (File C1W11.23) be received; and

That a Public Meeting be held in accordance with City Council procedures; and

Subject to the results of the public meeting, the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

1. The designation of the subject lands in the Official Plan be amended from “Industrial” to “Business Industrial” ;
2. The designation of the subject lands in the Sandalwood Industrial East Secondary Plan be amended in an appropriate manner to recognize a limited commercial development in a form representative of a retail warehouse based shopping centre;
3. Prior to the enactment of the amending by-law, the applicant shall provide documentation with respect to traffic impact, to the satisfaction of the City and Ministry of Transportation Ontario, in support of a maximum gross leaseable floor area of 27,870 square metres.
4. The site specific zoning by-law contain the following:
 - 4.1 shall be used for the following purposes:
 - (a) a retail warehouse, including a building supplies sales establishment; an office (excluding real estate offices and offices for medical, health care and dental practitioners); a retail establishment, a bank, trust and finance company; a motor vehicle and boat sales and leasing establishments; a service station, a gas bar and a car washing establishment; restaurants; a community club; a recreational facility or structure; a temporary open air market; a farm produce stand; a custom workshop; tools and equipment rental establishment; a banquet facility; and a garden sales establishment, excluding department stores.
 - 4.2 shall be subject to the following requirements and restrictions:
 - (a) the total maximum gross floor area shall be 27,870 square metres;
 - (b) the minimum gross leaseable floor area of a retail warehouse establishment shall be 1,858 square metres;
 - (c) for the purpose of this section, a retail establishment shall not include a supermarket or department store;

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- (d) the maximum gross leaseable floor area of retail and service establishments shall be 10 percent of the total permitted gross floor area of which any one retail or service establishment shall have a minimum gross leaseable floor area of 465 square metres;
 - (e) the maximum gross floor area of office uses shall be 10 percent of the total permitted gross floor area; and
 - (f) no more than two restaurants shall be permitted, with a maximum gross leaseable floor area per restaurant of 465 square metres;
 - (g) minimum lot area - 9 hectares;
 - (h) minimum front yard depth - 20 metres;
 - (i) minimum rear yard depth - 15 metres;
 - (j) minimum exterior side yard depth - 15 metres;
 - (k) minimum interior side yard depth - 8 metres;
 - (l) minimum lot coverage - 50 percent of the lot area;
 - (m) minimum landscaped open space - 50 percent of the required front and exterior side yards;
 - (n) open storage of goods and materials shall be permitted in conjunction with a retail warehouse establishment, motor vehicle and boat sales establishments, temporary open air markets, farm produce stands and a garden sales establishment, but limited to areas not required for required landscaping and parking areas;
 - (o) for the purpose of this section, a Retail Warehouse Establishment shall mean a building or structure or part of a building or structure where a single user occupies a minimum gross leaseable floor area of 1,858 square metres and where the principal use is the sale of products, excluding department stores, displayed and stored in a warehouse format and where such products shall not include the sale of food and pharmaceutical products
5. Prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City which shall include the following:
- (a) Prior to the issuance of a building permit, a site development plan, landscaping, grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plans shall be approved by the City, and appropriate securities shall be deposited with the City, to ensure implementation of these plans in accordance with the City's site plan review process.
 - (b) The applicant shall pay all applicable Regional and City development charges in accordance with their respective Development Charges By-laws.
 - (c) The applicant shall grant easements, as may be required, for the installation of utilities and municipal services, to the appropriate authorities.
 - (d) All lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and properties.

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- (e) The applicant shall provide an on-site litter pick-up service which shall clear litter from the sites at least twice-weekly.

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- (f) The applicant shall agree that access to the subject property shall be as follows:
- | | | |
|-----------------|---|--------------------------------|
| Highway 7 | - | one right-in/right out access; |
| McLaughlin Road | - | one full movement access; |
| Van Kirk Drive | - | two full turning entrances; |
| Regan Road | - | no access. |
- (g) the applicant shall agree to co-operate with the City in an effort to provide a co-ordinated access on the east side of McLaughlin Road with an appropriate access on the west side of McLaughlin Road should the need arise through the development of lands on the west side of McLaughlin Road; and
- (h) the applicant shall agree to undertake, or provide cash-in-lieu thereof, any necessary road improvements in conjunction with the development of the subject property, to the satisfaction of the City.

CARRIED

* G 3. **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – SNELGROVE PLAZA INC. – WARD 2** (File C1E17.17).

PB137-97 That the report from R. Nykyforchyn, Development Planner, dated June 9, 1997, to the Planning and Building Committee meeting of June 16, 1997, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – SNELGROVE PLAZA INC. – WARD 2** (File C1E17.17) be received; and

That a Public Meeting be held in accordance with City Council procedures;

That subject to the results of the Public Meeting, staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

1. The Official Plan Amendment shall amend the Snelgrove Secondary Plan to redesignate the subject site from “Low Density Residential-Snelgrove East” and “Specialty Office-Service Commercial” to “Convenience Commercial”, to delete the “Specialty Office-Service Commercial” policy provisions, and to provide specific policies for a “Convenience Commercial” designation.
2. The amending zoning by-law shall contain the following provisions:
 - (a) the subject lands shall permit those commercial uses contained in the Service Commercial (SC) category; and,
 - (b) the subject lands shall be subject to the following requirements and restrictions:
 - (1) minimum front yard depth (from Mayfield Road) shall be 14 metres;
 - (2) minimum exterior side yard width (from Hurontario Street) shall be 7.0 metres;
 - (3) minimum rear yard depth shall be 5.0 metres;
 - (4) a three (3) metre wide landscaped strip shall be provided along the west, north and east property limits, except at approved driveway locations; and,

- (5) an entrance to a stacking lane for a fast food restaurant with a drive through facility, shall have a minimum setback of 3.0 metres from a street line.
- 3. Prior to the enactment of the amending zoning by-law, the owner shall enter into a development agreement, satisfactory with the City and the Region, which shall contain the following provisions:
 - (a) Prior to the issuance of a building permit, a site development plan, an access plan, a grading and drainage plan, a landscape and fencing plan, elevation and cross-section drawings, an engineering and servicing plan, and a fire protection plan shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process.
 - (b) Prior to site plan approval, the applicant shall submit a storm water management report for the review and approval of the Commissioner of Works and Transportation.
 - (c) The applicant shall agree to pay all applicable City, Regional, Educational and Hydro development charges in accordance with their respective Development Charges By-laws.
 - (d) The applicant shall agree that all lighting on the site shall be designed and oriented so as to minimize glare on adjacent roads and properties.
 - (e) The applicant shall agree that all buildings on the subject lands shall have a common architectural treatment in style and building materials.
 - (f) The applicant shall agree that refuse storage for restaurant uses shall be contained in a climate controlled area within a building
 - (g) The applicant shall agree that all garbage and refuse storage, other than restaurant refuse storage, but including any containers for recyclable materials shall be enclosed and screened from Hurontario Street and Mayfield Road
 - (h) The applicant shall provide an on-site litter pick up service which shall clear litter from the site at least twice weekly.
 - (i) The applicant shall install a 1.8 metre high solid masonry wall along the easterly property limit, and shall install fencing elsewhere on the subject property which is of a design and in a location deemed adequate through the site plan approval process, to the satisfaction of the City.
 - (j) The applicant shall agree that the existing residential access on both Mayfield Road and Hurontario Street shall be closed to the satisfaction of the road authority.
 - (k) The applicant shall make arrangements, satisfactory to the City, to convey a 0.3 metre reserve to the City across the entire Hurontario Street frontage of the site, except at the approved driveway location.
 - (l) The applicant shall agree that only one full turning access location to the site from Hurontario Street shall be permitted, and the centreline of this driveway access shall be set back a minimum of 90.0 metres from the as-widened Mayfield Road right-of-way.

- (m) The applicant shall make arrangements, satisfactory to the City, to convey a road widening sufficient to achieve an 18.0 metre right-of-way from the centreline of the original Hurontario Street right-of-way where it abuts the west limit of the site.
- (n) The applicant shall agree that only one access location to the site from Mayfield Road shall be permitted, and the centreline of this driveway access shall be set back a minimum of 77.0 metres from the as-widened Hurontario Street right-of-way. The applicant shall agree to provide access to the site from Mayfield Road in a location and of a design satisfactory to the Region of Peel.
- (o) The applicant shall make arrangements, satisfactory to the Region, to convey a road widening sufficient to achieve a 22.5 metre wide right-of-way from the centreline of the original Mayfield Road right-of-way where it abuts the north limit of the site.
- (p) The applicant shall make arrangements, satisfactory to the Region, to convey a 12.0 metre by 12.0 metre day lighting triangle at the intersection of Mayfield Road and Hurontario Street.
- (q) The applicant shall make arrangements, satisfactory to the Region, to convey a 0.3 metre reserve to the Region across the entire north limit of the site and across the day-light triangle, except at the approved driveway location.
- (r) The applicant shall agree that the driveway access on Mayfield Road may be used for full turning movements for a temporary time period. In addition, the applicant shall agree to restrict the turning movement from this access to only right-in/right-out once a road median is constructed. In this regard, the applicant shall agree not to oppose or claim damages against the Region of Peel when a centre median is constructed on Mayfield Road in the future, at which time the access to the site will be restricted to right-in/right-out turns only.
- (s) The applicant shall make arrangements to provide eastbound and westbound turning lanes along Mayfield Road where it abuts the subject lands, at the applicant's expense, to the satisfaction of the Region of Peel's Traffic Division.
- (t) The applicant shall make arrangements, satisfactory to the Region of Peel, for the extension of sanitary sewer facilities on Mayfield Road to the subject lands.

CARRIED

* G 4. **APPLICATION TO AMEND THE ZONING BY-LAW (TEMPORARY USE BY-LAW) THE CORPORATION OF THE CITY OF BRAMPTON – WARD 10** (File C3E17.2).

PB138-97 That the report from K. Ash, Development Planner, dated June 11, 1997, to the Planning and Building Committee meeting of June 16, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW (TEMPORARY USE BY-LAW) THE CORPORATION OF THE CITY OF BRAMPTON – WARD 10** (File C3E17.2) be received; and

That a Public Meeting be held in accordance with City Council procedures.

Subject to the results of the Public Meeting, staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

- 1.0 Prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City which shall include the following:

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- (a) a site development plan, a landscaping plan, a grading and drainage plan shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process.
- (b) the applicant shall agree to provide all necessary road improvements along Dixie Road and Mayfield Road, including ingress and egress from Dixie Road to the satisfaction of the Region of Peel.

2.0 The site specific zoning by-law shall contain the following:

- a) The lands shall only be used for:
 - 1) a recreational facility for a period of 3 years from the date on which the by-law is enacted; and,
 - 2) the purposes permitted in an Agricultural (A) zone.
- b) Shall be subject to the following requirements and restrictions:
 - 1) a minimum of 40 parking spaces shall be provided
 - 2) The lands shall also be subject to the requirements and restrictions of the Agricultural(A) zone and the general provisions of this by-law which are not in conflict with those set out above.

CARRIED

G 5. **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – MALONE GIVEN PARSONS (First Gulf Business Parks Inc.) – WARD 3** (File T1W15.6).

Mr. Haydn Matthews spoke in regards to the theatre proposal at Highway 10 and Steeles Avenue which would be a great benefit to Brampton. He advised Committee that Great Gulf fully intends to proceed to the Ontario Municipal Board in regards to this matter as Great Gulf has cooperated fully with staff and met all the requirements. This is a unique opportunity for Brampton and Great Gulf already has a firm commitment for this deal as well as a signed lease.

Staff responded to inquiries and provided clarification and a review of the studies performed and the requirements that were not met.

PB149-97 That the delegation of Mr. Haydn Matthews, Great Gulf Group of Companies, to the Planning and Building Committee meeting of June 16, 1997, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – MALONE GIVEN PARSONS (First Gulf Group of Companies) – WARD 3** (File T1W15.6) be received.

CARRIED

PB150-97 That the report from J. Corbett, Director of Development Services, dated June 12, 1997, to the Planning and Building Committee meeting of June 16, 1997, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – MALONE GIVEN PARSONS (First Gulf Business Parks Inc.) – WARD 3** (File T1W15.6) be received and

That the application for a ten screen theatre complex be refused.

CARRIED

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H. POLICY AND RESEARCH REPORTS

- * H 1. Report from D. Waters, Policy Planner, dated June 11, 1997, re: **GTAA AMENDMENT APPLICATION TO THE REGION OF PEEL OFFICIAL PLAN – PROPOSED LBPIA OPERATING AREA BOUNDARY – STATUS REPORT** (File P40LE).

PB139-97 That the report from D. Waters, Policy Planner, dated June 11, 1997, to the Planning and Building Committee meeting of June 16, 1997, re: **GTAA AMENDMENT APPLICATION TO THE REGION OF PEEL OFFICIAL PLAN – PROPOSED LBPIA OPERATING AREA BOUNDARY – STATUS REPORT** (File P40LE) be *withdrawn* and staff will report to the City Council meeting of June 23, 1997.

CARRIED

I. BUILDING REPORTS

- * I 1. **BUILDING PERMITS FOR THE MONTH OF MAY, 1997** (File A20).

PB140-97 That the **BUILDING PERMITS FOR THE MONTH OF MAY, 1997** (File A20), to the Planning and Building Committee meeting of June 16, 1997, be received.

CARRIED

J. URBAN DESIGN AND ZONING REPORTS

- J 1. Report from S.H. Dewdney, Manager, Design Services, and W. Lee, Director, Urban Design and Zoning, dated June 6, 1997, re: **RESIDENTIAL NOISE ATTENUATION POLICIES** (File B15FE).

PB153-97 That the report from S.H. Dewdney, Manager, Design Services, and W. Lee, Director, Urban Design and Zoning, dated June 6, 1997, to the Planning and Building Committee meeting of June 16, 1997, re: **RESIDENTIAL NOISE ATTENUATION POLICIES** (File B15FE) be received; and

That the internal parallel frontage streets owned by a condominium or other private corporation be permitted on townhouse sites which abut arterial roads; and

That the setback of any such parallel frontage streets be 5 metres, subject to review, during the processing of zoning by-law, official plan amendment and site plan approval applications; and

That within the determined setback of any such parallel frontage streets a chain link fence and buffer be provided with a view to ensuring adequate visual separation between the dwellings, parallel frontage streets, and abutting arterial road.

CARRIED

- J 2. Report from W. Lee, Director, Urban Design and Zoning, dated June 2, 1997, re: **OMNIBUS BY-LAW AMENDMENTS** (File P45GE-1).

PB154-97 That the report from W. Lee, Director, Urban Design and Zoning, dated June 2, 1997, to the Planning and Building Committee meeting of June 16, 1997, re: **OMNIBUS BY-LAW AMENDMENTS** (File P45GE-1) be received; and

That, in accordance with Council adopted procedures, a public meeting be held for the purpose of housekeeping amendments to the comprehensive by-laws with respect to the aspects of administration, penalty, corner lot width and area, definition of lot width, gas bar and service station, parking and garage size, the parking standard for motor vehicle repair shop or body shop, as well as a City owned parcel of land.

CARRIED

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K. HERITAGE BOARD MINUTES

* K 1. Minutes - **HERITAGE BOARD** – April 17, 1997

PB141-97 That the Minutes of the **HERITAGE BOARD** meeting of April 17, 1997, to the Planning and Building Committee meeting of June 16, 1997, be approved as printed and circulated.

CARRIED

The recommendations were approved as follows:

HB023-97 That the Agenda for the Brampton Heritage Board meeting of April 17, 1997, be approved as amended to add under Correspondence:

9.6 Correspondence from Ontario Genealogical Society, dated April 1, 1997, re: Family History Research

9.7 Minutes - Friends of Bovaird House Committee – April 1, 1997.

9.8 Correspondence from Mr. Albert Seaman, dated April 14, 1997, re: Copyright Violation

HB024-97 That the minutes of the Brampton Heritage Board meeting held March 20, 1997, be approved as printed and circulated.

HB025-97 That the delegation of Peggy Armstrong, Christ Church to the Brampton Heritage Board meeting of April 17, 1997, re: Possible Designation of Christ Church, 4 Elizabeth Street South, Brampton, be received.

HB026-97 That the written report from Michael Seaman, dated April 1997, to the Brampton Heritage Board meeting on April 17, 1997, re: The Lundy House, 1047 Highway 7 be received; and

That the Lundy House , 1047 Highway 7 West be considered to be worthy of designation under Part IV of the Ontario Heritage Act for historical, architectural and contextual reasons; and

Whereas the Lundy House, 1047 Highway 7 West is an attractive and significant heritage feature, the Brampton Heritage Board believes that the Lundy House should be integrated into any future development of the property.

HB027-97 That the report from Don Naylor, dated April 1997, to the Brampton Heritage Board meeting on April 17, 1997, re: Historical Plaque Program be received; and

That further discussion on plaques be deferred to the next meeting of the Brampton Heritage Board.

HB028-97 That the brochures of other communities walking tours be received.

HB029-97 That the correspondence to the Brampton Heritage Board at its meeting of April 17, 1997, be received as listed.

HB030-97 That a letter of apology be sent to Mr. Albert Seaman, re: Copyright Violation, stating that the Brampton Heritage Board was in error in using four prints in the first Newsletter that was published, and that the Brampton Heritage Board will not make this mistake again; and

That all copies of the Flowertown Heritage News be removed from circulation and an acknowledgement to the artist be published in the next issue of the Flowertown Heritage News; and

That in future all copyrights be checked.

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HB031-97 There being no further discussion the meeting adjourned at 10:00 p.m.

L. OTHER BUSINESS

The following was introduced at the request of City Councillor Sprovieri:

L 1. Recommendation, re: **QUADROPLEX DESIGNS** (File G87).

PB155-97 That staff review generation I and generation II quadroplexes driveway and property boundary design and report back to the Planning and Building Committee on a preferred design.

CARRIED

PB156-97 That the application to amend the Official Plan and Zoning By-law part of Lot 10, Concession 1 WHS, Blocks 253 and 254, Plan 43M-1076, southwest corner of Highway No. 7 and Royal Orchard be reactivated with staff and continue through the process.

CARRIED

M. QUESTION PERIOD

1. City Councillor Jeffrey asked for an update on the Mayfield West Study.

J. Marshall, Commissioner of Planning and Building will contact Caledon and will update Committee at the next meeting of July 14, 1997.

N. CLOSED MEETING

At 7:03 p.m., the following recommendation was passed:

PB134-97 That this Committee proceed in a Closed Session in order to address a matter pertaining to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

CARRIED

Committee moved back into Open Session at 7:28 p.m.

O. ADJOURNMENT

PB156-97 That the Planning and Building Committee do now adjourn to meet again on July 14, 1997, or at the call of the Chair.

CARRIED

<p style="text-align: center;">PLANNING AND BUILDING COMMITTEE MINUTES JULY 14, 1997</p>
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MEMBERS PRESENT: City Councillor G. Gibson (Chair)
City Councillor L. Jeffrey (Vice Chair)
Regional Councillor L. Bissell
Regional Councillor S. Fennell
Regional Councillor G. Miles
Regional Councillor P. Palleschi
City Councillor R. Hunter
City Councillor J. Hutton (arrived at 8:00 pm)
City Councillor B. Cowie
City Councillor P. Richards
City Councillor D. Metzak
City Councillor J. Sprovieri
City Councillor S. Hames

MEMBERS ABSENT: Mayor Peter Robertson
Regional Councillor R. Begley
City Councillor B. Linton

STAFF PRESENT: J. Metras, Commissioner of Legal Services & City Solicitor
J. Corbett, Director of Development Services
B. Winterhalt, Director of Policy, Research & Development
K. Walsh, Director of Facility Development & Property Management
L.J. Mikulich, City Clerk
M. Frape, Clerks Assistant Jr.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

The meeting was called to order at 7:35 p.m.

The meeting adjourned at 8:45 p.m.

Item Recommendation

- | | | |
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| A. | PB157-97 | APPROVAL OF AGENDA |
| D1. | PB158-97 | Delegation, re: NAMING OF SUBDIVISION – “BRAMVALLEY” (File G20) |
| E1. | PB159-97 | APPLICATION TO AMEND THE ZONING BY-LAW – AIRPORT-7 POWER CENTRES LIMITED (c/o First Professional Management) – WARD 9 (File C6E5.7) |
| F1. | PB160-97 | THE CORPORATION OF THE CITY OF BRAMPTON – WARD 10 (File C3E17.2) |
| F2. | PB161-97 | ROYAL BANK OF CANADA (PARCEL 3) – WARD 2 (File C1W11.23) |
| F3. | PB162-97 | SNELGROVE PLAZA INC. – WARD 2 (File C1E17.17) |
| F4. | PB163-97 | PROPOSED INDUSTRIAL TO COMMERCIAL REDESIGNATION REQUEST – 75 BRAMALEA ROAD – 100 EAST DRIVE & 106 EAST DRIVE – WARD 9 (File P25S38) |
| G1. | PB164-97 | PROPOSED PARTNERSHIP AGREEMENT BETWEEN THE REGION OF PEEL, AREA MUNICIPALITIES AND CONSERVATION AUTHORITIES INCLUDING THE ESTABLISHMENT OF ENVIRONMENTAL REVIEW FEES (File G91CR/G91ME) |
| H1. | PB165-97 | MAYFIELD WEST SECONDARY PLAN – TOWN OF CALEDON (File P25CA) |

PLANNING AND BUILDING COMMITTEE MINUTES – July 14, 1997

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H2. PB166-97 **PROPOSED HOUSING STUDY – HIGH DENSITY ALLOCATION EVALUATION** (Files
P25SP28 and P25OV)

PLANNING AND BUILDING COMMITTEE MINUTES – July 14, 1997

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| H3. | PB167-97 | CREDIT VALLEY SECONDARY PLAN – ADMINISTRATIVE FEE MEMORANDUM (File P25S45) |
| I1. | PB168-97 | BUILDING PERMITS FOR THE MONTH OF JUNE 1997 (File A20) |
| J1. | PB169-97 | OMNIBUS BY-LAW AMENDMENTS TO CITY OF BRAMPTON COMPREHENSIVE ZONING BY-LAWS (File P45GE-1) |
| O. | PB170-97 | ADJOURNMENT |

CITY COUNCILLOR GIBSON, CHAIR

PLANNING AND BUILDING COMMITTEE MINUTES – July 14, 1997

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A. APPROVAL OF AGENDA

PB157-97 That the Agenda for the Planning and Building Committee Meeting dated July 14, 1997 be approved as printed and circulated.

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

* The following items listed with an asterisk (*) are considered to be routine and non-controversial by the Committee and will be approved at one time. There will be no separate discussion of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(E1, F1, F3, F4, G1, H1, H3, I1, K1)

D. DELEGATIONS

D 1. Mr. Glen Gourlay, Chairperson, BramValley Homeowners, re: **NAMING OF SUBDIVISION - "BRAMVALLEY"** (File G20).

Mr. Gourlay advised Committee that the BramValley Homeowners would like some common identity for their new subdivision currently known as the Brampton Brick Lands. At their meeting on 13, 1997, there was an overwhelming response to assume the name "BramValley". He requested clarification from staff with regards to the naming process.

J. Corbett, Director of Development Services, advised that there is no formal process for naming a subdivision. He also advised that there is no legal standing when informally naming a subdivision; staff make reference to areas in Brampton by the Secondary Plan names, and it is up to the developer in the area to name and promote the subdivision under that name by which it is to be recognized.

There was general discussion among Committee and the delegation.

The following was introduced at the request of Regional Councillor Bissell:

PB158-97 That the delegation of Mr. Glen Gourlay, Chairperson, BramValley Homeowners, to the Planning and Building Committee meeting of July 14, 1997, re: **NAMING OF SUBDIVISION - "BRAMVALLEY"** (File G20) be received; and

That the request to name their subdivision to BramValley be recognized unofficially.

CARRIED

E. DEFERRED/REFERRED ITEMS

* E 1. Report from A. Rezoski, Policy Planner, dated May 14, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW – AIRPORT-7 POWER CENTRES LIMITED (c/o First Professional Management) – WARD 9** (File C6E5.7).

PB159-97 That the Report from A. Rezoski, dated May 14, 1997, to the Planning and Building Committee meeting of July 14, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW – AIRPORT-7 POWER CENTRES LIMITED (c/o First Professional Management) – WARD 9** (File C6E5.7) be *deferred* to a future Planning and Building Committee meeting.

PLANNING AND BUILDING COMMITTEE MINUTES – July 14, 1997

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CARRIED

PLANNING AND BUILDING COMMITTEE MINUTES – July 14, 1997

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F. PUBLIC MEETING REPORTS

* F 1. **THE CORPORATION OF THE CITY OF BRAMPTON – WARD 10** (File C3E17.2).

PB160-97 That the Public Meeting report dated July 3, 1997, to the Planning and Building Committee meeting of July 14, 1997, re: **THE CORPORATION OF THE CITY OF BRAMPTON – WARD 10** (File C3E17.2) be received; and

That the application be approved subject to the conditions approved by City Council at its meeting of June 23, 1997 (as set out in Resolution C215-97); and

That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

F 2. **ROYAL BANK OF CANADA (PARCEL 3) – WARD 2** (File C1W11.23).

PB161-97 That the Public Meeting report dated July 9, 1997, to the Planning and Building Committee meeting of July 14, 1997, re: **ROYAL BANK OF CANADA (PARCEL 3) – WARD 2** (File C1W11.23) be received; and

That the application be approved subject to the conditions approved by City Council at its meeting of June 23, 1997 (as set out in Resolution C215-97); and

That staff prepare the appropriate documents for the consideration of City Council, subsequent to discussions between the applicant and City staff with respect to the details of the land use and zoning provisions.

CARRIED

* F 3. **SNELGROVE PLAZA INC. – WARD 2** (File C1E17.17).

PB162-97 That the Public Meeting report dated July 8, 1997, to the Planning and Building Committee meeting of July 14, 1997, re: **SNELGROVE PLAZA INC. – WARD 2** (File C1E17.17) be received; and

That the application be approved subject to the conditions approved by City Council at its meeting of June 23, 1997 (See Resolution C215-97); and

That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

* F 4. **PROPOSED INDUSTRIAL TO COMMERCIAL REDESIGNATION REQUEST - 75 BRAMALEA ROAD - 100 EAST DRIVE & 106 EAST DRIVE – WARD 9** (File P25S38).

PB163-97 That the Public Meeting report dated July 8, 1997, to the Planning and Building Committee meeting of July 14, 1997, re: **PROPOSED INDUSTRIAL TO COMMERCIAL REDESIGNATION REQUEST - 75 BRAMALEA ROAD - 100 EAST DRIVE & 106 EAST DRIVE – WARD 9** (File P25S38) be received; and

That the Bramalea Road South Gateway Redevelopment Area Secondary Plan (OP93-68) be amended as follows:

- (a) by revising Schedules “A”, “B”, “C”, “D” and “E” to adjust the Secondary Plan No. 38 Boundary to include the properties known municipally as 75 Bramalea Road, 100 East Drive and 106 East Drive;

PLANNING AND BUILDING COMMITTEE MINUTES – July 14, 1997

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- (b) by revising Schedule “SP38(A)” to designate the properties known municipally as 75 Bramalea Road, 100 East Drive and 106 East Drive as Mixed-Use (Offices and Retail);
- (c) by revising Section 5.1.3 (Mixed-Use) to add a new subsection 5.1.3.4 as follows:

“The lands municipally known as 75 Bramalea Road, 100 East Drive and 106 East Drive shall be developed to a maximum FSI of 0.6 times the area of the lot. Building heights of no more than four storeys at the northern edge of 75 Bramalea Road shall be permitted to respect the existing low density residential community of Avondale and Southgate. Building heights of no more than six storeys shall be permitted as the distance increased from Dearbourne Avenue towards East Drive. Notwithstanding the policies of the Mixed-Use designation, 75 Bramalea Road, 100 East Drive and 106 East Drive shall continue to be used for the full range of uses permitted by the existing zoning by-law.”

That the modifications presented in the report be endorsed by Council as Minister’s Modifications to Official Plan Amendment Number OP93-68, (the Bramalea Road South Gateway Redevelopment Area Secondary Plan) and the Ministry of Municipal Affairs and Housing be informed accordingly.

CARRIED

G. DEVELOPMENT SERVICES REPORTS

- * G 1. **PROPOSED PARTNERSHIP AGREEMENT BETWEEN THE REGION OF PEEL, AREA MUNICIPALITIES AND CONSERVATION AUTHORITIES INCLUDING THE ESTABLISHMENT OF ENVIRONMENTAL REVIEW FEES** (File G91CR/G91ME).

PB164-97 That the report from J. Corbett, Director of Development Services, dated July 9, 1997, to the Planning and Building Committee meeting of July 14, 1997, re: **PROPOSED PARTNERSHIP AGREEMENT BETWEEN THE REGION OF PEEL, AREA MUNICIPALITIES AND CONSERVATION AUTHORITIES INCLUDING THE ESTABLISHMENT OF ENVIRONMENTAL REVIEW FEES** (File G91CR/G91ME) be received; and

That staff be directed to enter into an agreement with the Metropolitan and Region Conservation Authority and the Credit Valley Conservation Authority for the provision of development plan review and technical clearance and approval services in accordance with the principles set out in section 2.2 of the report; and

That staff be directed to prepare an amendment to the City’s tariff of fees by-law with respect to development application fees to recover the direct processing costs associated with securing the services of the Conservation Authority in the review of development applications.

CARRIED

H. POLICY AND RESEARCH REPORTS

- * H 1. Report from C. Brawley, Manager of Land Use Policy, dated July 2, 1997, re: **MAYFIELD WEST SECONDARY PLAN - TOWN OF CALEDON** (File P25CA).

PB165-97 That the report from C. Brawley, Manager of Land Use Policy, dated July 2, 1997, to the Planning and Building Committee meeting of July 14, 1997, re: **MAYFIELD WEST SECONDARY PLAN - TOWN OF CALEDON** (File P25CA) be received.

CARRIED

PLANNING AND BUILDING COMMITTEE MINUTES – July 14, 1997

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- H 2. Report from C. Saunders, Policy Planner, dated July 2, 1997, re: **PROPOSED HOUSING STUDY – HIGH DENSITY ALLOCATION EVALUATION** (Files P25SP28 and P25OV).

Regional Councillor Palleschi requested confirmation that, if the study is done, Glenrose Development will not be included in the study and will proceed as intended.

J. Corbett, Director of Development Services, advised that as per Council's direction, Glenrose Development will not be included in the study and will proceed with the rezoning application process.

J. Corbett advised Committee of the purpose of the study which is to review the City's current site allocation in comparison to the long term high density market which would then determine the potential impact of the loss of high density sites. It is for this reason that staff are suggesting a housing study be undertaken and this information will need to be provided to the Ministry of Municipal Affairs and the Region of Peel in order to justify the need for a reduction in high density residential sites where appropriate.

There was general discussion among Committee and staff with regards to downzoning.

The following was introduced at the request of Regional Councillor Fennell:

- PB166-97 That the report from C. Saunders, Policy Planner, dated July 2, 1997, to the Planning and Building Committee meeting of July 14, 1997, re: **PROPOSED HOUSING STUDY – HIGH DENSITY ALLOCATION EVALUATION** (Files P25SP-28 and P25OV) be received; and

That staff be directed to request the proposals from outside consulting firms to undertake a Housing Study which would provide a market analysis of high density designated lands in the City of Brampton, in accordance with the Study Scope outlined in Section 2.0 of the report; and

That based on the merits of the proposals submitted, staff be directed to retain the firm that demonstrates the ability and timeline to complete the Study within the cost limitations and timeline set out in Section 2.0 of the report; and

That staff be directed to commence the Housing Study once a consultant has been selected in accordance with the above-noted direction.

CARRIED

- * H 3. Report from S. Hill, Policy Planner, dated July 9, 1997, re: **CREDIT VALLEY SECONDARY PLAN ~ ADMINISTRATIVE FEE MEMORANDUM** (File P25S45).

- PB167-97 That the report from S. Hill, Policy Planner, dated July 9, 1997, to the Planning and Building Committee meeting of July 14, 1997, re: **CREDIT VALLEY SECONDARY PLAN ~ ADMINISTRATIVE FEE MEMORANDUM** (File P25S45) be received.

CARRIED

I. BUILDING REPORTS

- * I 1. **BUILDING PERMITS FOR THE MONTH OF JUNE 1997** (File A20).

- PB168-97 That the **BUILDING PERMITS FOR THE MONTH OF JUNE 1997** (File A20), to the Planning and Building Committee meeting of July 14, 1997, be received.

CARRIED

PLANNING AND BUILDING COMMITTEE MINUTES – July 14, 1997

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J. URBAN DESIGN AND ZONING REPORTS

- J 1. Report from W. Lee, Director, Urban Design & Zoning, dated July 3, 1997, re: **OMNIBUS BY-LAW AMENDMENTS TO CITY OF BRAMPTON COMPREHENSIVE ZONING BY-LAWS** (File P45GE-1).
- PB169-97 That the report from W. Lee, Director, Urban Design & Zoning, dated July 3, 1997, to the Planning and Building Committee meeting of July 14, 1997, re: **OMNIBUS BY-LAW AMENDMENTS TO CITY OF BRAMPTON COMPREHENSIVE ZONING BY-LAWS** (File P45GE-1) be received; and
- That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

K. HERITAGE BOARD MINUTES

- * K 1. Minutes – **BRAMPTON HERITAGE BOARD** – April 17, 1997
- PB170-97 That the Minutes of the **BRAMPTON HERITAGE BOARD** dated April 17, 1997, to the Planning and Building Committee meeting of July 14, 1997, be approved as printed and circulated.
- CARRIED
- The recommendations were approved as follows:
- HB023-97 That the Agenda for the Brampton Heritage Board meeting of April 17, 1997, be approved as amended to add under Correspondence:
- 9.6 Correspondence from Ontario Genealogical Society, dated April 1, 1997, re: Family History Research
- 9.7 Minutes - Friends of Bovaird House Committee – April 1, 1997.
- 9.8 Correspondence from Mr. Albert Seaman, dated April 14, 1997, re: Copyright Violation
- HB024-97 That the minutes of the Brampton Heritage Board meeting held March 20, 1997, be approved as printed and circulated.
- HB025-97 That the delegation of Peggy Armstrong, Christ Church to the Brampton Heritage Board meeting of April 17, 1997, re: Possible Designation of Christ Church, 4 Elizabeth Street North, Brampton, be received.
- HB026-97 That the written report from Michael Seaman, dated April 1997, to the Brampton Heritage Board meeting on April 17, 1997, re: The Lundy House, 1047 Highway 7 be received; and
- That the Lundy House , 1047 Highway 7 West be considered to be worthy of designation under Part IV of the Ontario Heritage Act for historical, architectural and contextual reasons; and
- Whereas the Lundy House, 1047 Highway 7 West is an attractive and significant heritage feature, the Brampton Heritage Board believes that the Lundy House should be integrated into any future development of the property.
- HB027-97 That the report from Don Naylor, dated April 1997, to the Brampton Heritage Board meeting on April 17, 1997, re: Historical Plaque Program be received; and

PLANNING AND BUILDING COMMITTEE MINUTES – July 14, 1997

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That further discussion on plaques be deferred to the next meeting of the Brampton Heritage Board.

PLANNING AND BUILDING COMMITTEE MINUTES – July 14, 1997

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- HB028-97 That the brochures of other communities walking tours be received.
- HB029-97 That the correspondence to the Brampton Heritage Board at its meeting of April 17, 1997, be received as listed.
- HB030-97 That a letter of apology be sent to Mr. Albert Seaman, re: Copyright Violation, stating that the Brampton Heritage Board was in error in using four prints in the first Newsletter that was published, and that the Brampton Heritage Board will not make this mistake again; and
- That all copies of the Flowertown Heritage News be removed from circulation and an acknowledgement to the artist be published in the next issue of the Flowertown Heritage News; and
- That in future all copyrights be checked.
- HB031-97 There being no further discussion the meeting adjourned at 10:00 p.m.

L. OTHER BUSINESS - nil

M. QUESTION PERIOD

1. City Councillor Cowie advised Committee that, to date, there are 806 registered basement apartments in the City of Brampton.
2. City Councillor Jeffrey requested a status update on OPA 281 and 281A for the next Planning and Building Committee meeting.
3. City Councillor Hutton was concerned that the area councillors were not advised of a landowners' meeting to be held on July 23, 1997 in Huttonville regarding the Credit Valley Secondary Plan. He is looking for an explanation from staff.

B. Winterhalt, Director of Policy, Planning & Research, advised that he will speak to the appropriate planner to find out what happened and to prevent this from happening in the future.

N. CLOSED MEETING

O. ADJOURNMENT

- PB171-97 That the Planning and Building Committee do now adjourn to meet again on August 6 1997, or at the call of the Chair.

CARRIED

<p style="text-align: center;">PLANNING AND BUILDING COMMITTEE MINUTES AUGUST 6, 1997</p>

MEMBERS PRESENT City Councillor L. Jeffrey (Vice Chair)
Mayor Peter Robertson
Regional Councillor R. Begley
Regional Councillor L. Bissell
Regional Councillor S. Fennell
Regional Councillor G. Miles
Regional Councillor P. Palleschi
City Councillor R. Hunter
City Councillor B. Linton
City Councillor M. Moore
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor P. Richards
City Councillor J. Sprovieri

MEMBERS ABSENT: City Councillor G. Gibson (vacation)
City Councillor D. Metz (vacation)
City Councillor S. Hames (vacation)

STAFF PRESENT Marshall, Commissioner of Planning & Building
K. Walsh, Director of Facility Development & Property Management
C. Brawley, Manager, Land Use Policy
R. Bino, Manager, Development Services
S. Hill, Policy Planner
K. Zammit, Deputy City Clerk
M. Frape, Clerks Assistant Jr.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

The meeting was called to order at 2:05 p.m.

The meeting adjourned at 2:50 p.m.

Item Recommendation

A.	PB17297	APPROVAL OF AGENDA
D 1.	PB17397 97	Delegation, re CREDIT VALLEY SECONDARY PLANNING CONSULTANT PB174- SELECTION & ADMINISTRATION (File P25SP45)
H 1.	PB17397 PB17497	CREDIT VALLEY SECONDARY PLANNING CONSULTANT SELECTION & ADMINISTRATION (File P25SP45)
H 2.	PB17597	NORTHWEST SANDALWOOD PARKWAY SECONDARY PLANNING STATUS UPDATE (File P25SP21/OPA281)
L 1.	PB17697	29 EASTERN AVENUE AND 29 EASTERN COURT (File P25SP25)
O.	PB17797	ADJOURNMENT

PLANNING AND BUILDING COMMITTEE MINUTES – August 6, 1997

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CITY COUNCILLOR JEFFREY, VICE-CHAIR

PLANNING AND BUILDING COMMITTEE MINUTES – August 6, 1997

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A. APPROVAL OF AGENDA

PB172-97 That the Agenda for the Planning and Building Committee Meeting dated July 14, 1997 be approved as amended to add:

- L 1. Correspondence from Alan W. Taylor, 29 Eastern Avenue, addressed to Regional Councillor Fennell, dated August 6, 1997, re: **STREET NAMING CONFUSION - EASTERN AVENUE AND EASTERN COURT** (File P25).

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

- * The following items listed with an asterisk (*) are considered to be routine and non-controversial by the Committee and will be approved at one time. There will be no separate discussion of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(H2)

D. DELEGATIONS

- D 1. Mr. Glen Schnarr, Glen Schnarr & Associates, re: **CREDIT VALLEY SECONDARY PLAN – CONSULTANT SELECTION & ADMINISTRATION FEE** (File G23PL/P25SP45).

Mr. Glen Schnarr, on behalf of landowners within the area of the Credit Valley Secondary Plan, advised that he appeared before the Planning and Building Committee meeting of June 16, 1997 to request that the administration fee for the Credit Valley Secondary Plan be waived. He reiterated the reasons for the request at that time, and made the request again.

He noted that he is pleased with the balance of the report and thanked staff for their cooperation.

J. Marshall, Commissioner of Planning & Building, provided clarification of rationale and justification for the administration fee and the impact on the 1997 current budget if the fee is waived or rescinded. He also explained that this is the only Secondary Plan which would be subject to this administration fee as all other Secondary Plans have been processed.

PB173-97 That the delegation of Mr. Glen Schnarr, Glen Schnarr & Associates, to the Planning and Building Committee meeting of August 6, 1997, re: **CREDIT VALLEY SECONDARY PLAN – CONSULTANT SELECTION & ADMINISTRATION FEE** (File G23PL/P25SP45) be received; and

That Resolution C062-96 (February 26, 1996) be rescinded.

CARRIED

PLANNING AND BUILDING COMMITTEE MINUTES – August 6, 1997

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Item H1 was dealt with at this time.

PB174-97 That the report from S. Hill, Policy Planner, dated July 30, 1997, to the Planning and Building Committee meeting of August 6, 1997, re: **CREDIT VALLEY SECONDARY PLAN – CONSULTANT SELECTION & ADMINISTRATION FEE** (P25SP45) be received; and

THAT the consulting team of Totten Sims Hubicki be selected and authorized to undertake the Subwatershed Management and Servicing Study in accordance with the Terms of Reference dated May 5, 1997, and the consultant proposal dated May 30, 1997 and supplementary information submitted June 16, 1997 at an upset cost of \$195,078 (including GST), and that the foregoing be subject to the understanding that the landowners in the Credit Valley Secondary Plan area will finance all study costs;

THAT the consulting team of Candevcon/ iTrans be selected and authorized to undertake the Transportation Study in accordance with the Terms of Reference dated May 15, 1997 and the consultant proposal dated June 6, 1997, and supplementary information submitted July 28, 1997 at an upset cost of \$45,500 (including GST), and the foregoing be subject to the understanding that the landowners in the Credit Valley Secondary Plan area will finance all study costs;

THAT the consulting team of KMK Consultants, in association with Unterman McPhail Cuming Associates, be selected and authorized to undertake the Open Space and Visual/ Heritage Resources Plan in accordance with the Terms of Reference dated May 21, 1997 and the consultant proposal dated June 13, 1997, and supplementary information submitted June 25, 1997 at an upset cost of 24,053.60 (including GST), and the foregoing be subject to the understanding that the landowners in the Credit Valley Secondary Plan area will finance all study costs;

THAT the consulting team of Emrik H. Suichies and Associates, be selected and authorized to undertake the Commercial Opportunity Study in accordance with the Terms of Reference dated March 21, 1997 and the consultant proposal dated June 6, 1997, and supplementary information submitted June 20, 1997 at an upset cost of \$34,775 (including GST), and the foregoing be subject to the understanding that the landowners in the Credit Valley Secondary Plan area will finance all study costs;

THAT staff and the selected consultants be directed to officially initiate the Credit Valley Secondary Plan study on the understanding that the landowners within the Secondary Plan Area will submit guarantees and agreements satisfactory to the City Solicitor to ensure that they will provide adequate funds to carry out the component studies.

CARRIED

E. DEFERRED/REFERRED ITEMS - nil

F. PUBLIC MEETING REPORTS - nil

G. DEVELOPMENT SERVICES REPORTS - nil

H. POLICY AND RESEARCH REPORTS

H 1. Report from S. Hill, Policy Planner, dated July 30, 1997, re: **CREDIT VALLEY SECONDARY PLAN – CONSULTANT SELECTION & ADMINISTRATION FEE** (P25SP45) (See Item D1).

DEALT WITH UNDER ITEM D1 – RECOMMENDATIONS PB173-97 AND PB174-97.

PLANNING AND BUILDING COMMITTEE MINUTES – August 6, 1997

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- * H 2. Report from C. Brawley, Manager, Land Use Policy, dated July 30, 1997, re: **NORTHWEST SANDALWOOD PARKWAY SECONDARY PLAN – STATUS UPDATE** (File P25SP21/OPA281).

PB175-97 That the report from C. Brawley, Manager, Land Use Policy, dated July 30, 1997, to the Planning and Building Committee meeting of August 6, 1997, re: **NORTHWEST SANDALWOOD PARKWAY SECONDARY PLAN – STATUS UPDATE** (File P25SP21/OPA281).be received.
CARRIED

I. BUILDING REPORTS - nil

J. URBAN DESIGN AND ZONING REPORTS - nil

K. HERITAGE BOARD MINUTES - nil

L. OTHER BUSINESS

- L 1. Correspondence from Alan W. Taylor, 29 Eastern Avenue, addressed to Regional Councillor Fennell, dated August 6, 1997, re: **STREET NAMING CONFUSION - EASTERN AVENUE AND EASTERN COURT** (File P25).

PB176-97 That the correspondence from Alan W. Taylor, 29 Eastern Avenue, addressed to Regional Councillor Fennell, dated August 6, 1997, to the Planning and Building Committee meeting of August 6, 1997, re: **STREET NAMING CONFUSION - EASTERN AVENUE AND EASTERN COURT** (File P25) be referred to staff for a report, and.

That Mr. Taylor be advised when the report is to be considered by Committee.

CARRIED

M. QUESTION PERIOD

1. Regional Councillor Bissell inquired as to the procedure/policy of builders charging new homeowners for trees on their lots. Specifically she referred to this practice within BramValley (Brampton Brick).

R. Bino, Manager, Development Services, advised that subdivision agreement specifically sets out what the developer can and cannot charge for.

Regional Councillor Bissell advised that she will address this matter with the Commissioner of Legal Services/City Solicitor.

N. CLOSED MEETING - nil

O. ADJOURNMENT

PB177-97 That the Planning & Building Committee do now adjourn to meet again on September 15, 1997, or at the call of the chair.

CARRIED

<p style="text-align: center;">PLANNING AND BUILDING COMMITTEE MINUTES SEPTEMBER 15, 1997</p>

MEMBERS PRESENT: City Councillor G. Gibson
City Councillor L. Jeffrey (Vice-Chair)
Mayor Peter Robertson
Regional Councillor S. Fennell (arrived at 7:45 pm)
Regional Councillor G. Miles
Regional Councillor P. Palleschi
City Councillor R. Hunter
City Councillor B. Linton
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor P. Richards
City Councillor D. Metzak
City Councillor J. Sprovieri
City Councillor S. Hames

MEMBERS ABSENT: Regional Councillor R. Begley (vacation)
Regional Councillor L. Bissell (absent)
City Councillor M. Moore (vacation)

STAFF PRESENT: J. Marshall, Commissioner of Planning & Building
J. Metras, Commissioner of Legal Services & City Solicitor
J. Corbett, Director of Development Services, Planning & Building
B. Winterhalt, Director of Planning Policy & Research
R. Bino, Manager of Development Services, Works & Transportation
B. O'Hearn, Manager of Zoning Standards
C. Saunders, Policy Planner
D. Waters, Policy Planner
L.J. Mikulich, City Clerk
M. Frape, Clerks Assistant Jr.

The meeting was called to order at 7:30 p.m. and adjourned at 8:50 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation
A.	PB178-97 APPROVAL OF AGENDA
D1.	PB189-97 Delegations - FLETCHERS MEADOW SECONDARY PLAN AREA 44 PB190-97 (Draft Secondary Plan) (File P25SP44)
D2.	PB196-97 Delegation - PROPOSED OFFICIAL PLAN AMENDMENT – AIRPORT PB197-97 ROAD/NORTH PARK DRIVE SPECIAL STUDY AREA (File P25 S13.1)

PLANNING AND BUILDING COMMITTEE MINUTES – September 15, 1997

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E1. PB191-97

**APPLICATION TO AMEND THE ZONING BY-LAW – AIRPORT 7
POWER CENTRES LIMITED C/O FIRST PROFESSIONAL
MANAGEMENT – Ward 9 (File C6E5.7)**

PLANNING AND BUILDING COMMITTEE MINUTES – September 15, 1997

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| F1. | PB179-97 | APPLICATION TO AMEND THE ZONING BY-LAW - OMNIBUS HOUSEKEEPING BY-LAW – Wards 7 and 11 (File P45BR) |
| F2. | PB180-97 | APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - 1250 STEELES INC. AND 1250 STEELES EAST PROPERTIES – Ward 8 (File C3E1.3) |
| F3. | PB181-97 | APPLICATION TO AMEND THE ZONING BY-LAW - TBGC PROPERTIES INC. – Ward 3 (File C2E1.16) |
| G1. | PB182-97 | Report from Management and The Planning and Economic Development Team. |
| G2. | PB192-97
PB193-97 | DRAFT PLAN OF PROPOSED RESIDENTIAL SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW CASTLEMORE DEVELOPMENTS LIMITED – Ward 10 and OPA 278 (Vales of Castlemore) (Files C7E12.2 and 21T-97004B) |
| G3. | PB183-97 | APPLICATION TO AMEND THE ZONING BY-LAW - RAMAN SUMAL - Ward 4 (File C2W3.1) |
| G4. | PB184-97 | APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - UPPER NINE PROPERTIES LIMITED – Ward 3 (File T1E13.6) |
| H1. | PB194-97 | CITY OF BRAMPTON OFFICIAL PLAN - STATUS REPORT ON IMPLEMENTATION MATTERS (File P25OV) |
| H2. | PB189-97
PB190-97 | FLETCHERS MEADOW SECONDARY PLAN AREA 44 (Draft Secondary Plan) (File P25SP44) |
| H3. | PB195-97 | “TOWN HALL” PUBLIC MEETING REPORT – BRAMPTON CENTRAL AREA SPECIAL STUDY AREAS – DOWNTOWN BRAMPTON AND QUEEN STREET CORRIDOR SECONDARY PLANS – Wards 1, 3, 4, 5, 7 and 8 (File OP93-62 & 63) |
| H4. | PB196-97
PB197-97 | PROPOSED OFFICIAL PLAN AMENDMENT – AIRPORT ROAD/NORTH PARK DRIVE SPECIAL STUDY AREA – Wards 10 and 11 (File P25 S13.1) |
| H5. | PB198-97 | BRAM EAST SECONDARY PLAN AREA (<i>Landowners’ Proposed Sanitary Sewer and Water Servicing Financing</i>) (File P25S-041) |
| I1. | PB185-97 | BUILDING PERMITS FOR THE MONTH OF JULY 1997 (File A20) |
| J1. | PB199-97 | THE PROVISIONS OF THE ZONING BY-LAWS WITH RESPECT TO THE LANDSCAPING AND PAVING OF REAR YARDS OF RESIDENTIAL PROPERTIES (File P45GE1) |
| K1. | PB186-97 | Minutes – BRAMPTON HERITAGE BOARD – June 19, 1997 |
| K2. | PB187-97 | Minutes – BRAMPTON HERITAGE BOARD – August 12, 1997 |

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| L1. | PB188-97 | PROPOSED HOUSEKEEPING AMENDMENT – HOTEL/MOTEL IN
THE GENERAL COMMERCIAL ZONE (GC) OF BY-LAW 200-82
APPLYING TO DOWNTOWN BRAMPTON (File G02 BR) |
| O. | PB200-97 | ADJOURNMENT |

CITY COUNCILLOR GIBSON, CHAIR

PLANNING AND BUILDING COMMITTEE MINUTES – September 15, 1997

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A. APPROVAL OF AGENDA

PB178-97 That the Agenda for the Planning and Building Committee Meeting dated September 15, 1997 be approved as amended to add:

D 1. Delegations, re: **FLETCHERS MEADOW SECONDARY PLAN AREA 44 (Draft Secondary Plan)** (File P25SP44) (See Item H2):

1. Mr. John Armstrong, Glen Schnarr & Associates Inc.
2. Mr. Michael Gagnon, Gagnon Consulting Planners & Urban Designers Ltd.

D 2. Mr. Neil Davis, Davis, Webb & Schulze, re: **PROPOSED OFFICIAL PLAN AMENDMENT – AIRPORT ROAD/NORTH PARK DRIVE SPECIAL STUDY AREA** (File P25 S13.1) (See Item H4).

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

* The following items listed with an asterisk (*) are considered to be routine and non-controversial by the Committee and will be approved at one time. There will be no separate discussion of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(F1, F2, F3, G1, G3, G4, I1, K1, K2, L1)

D. DELEGATIONS

D 1. Delegations, re: **FLETCHERS MEADOW SECONDARY PLAN AREA 44 (Draft Secondary Plan)** (File P25SP44) (See Item H2):

1. Mr. John Armstrong, Glen Schnarr & Associates Inc.
2. Mr. Michael Gagnon, Gagnon Consulting Planners & Urban Designers Ltd.

DEALT WITH UNDER ITEM H2 – RECOMMENDATION PB189-97 and PB190-97.

D 2. Mr. Neil Davis, Davis, Webb & Schulze, re: **PROPOSED OFFICIAL PLAN AMENDMENT – AIRPORT ROAD/NORTH PARK DRIVE SPECIAL STUDY AREA** (File P25 S13.1) (See Item H4).

DEALT WITH UNDER ITEM H4 – RECOMMENDATION PB196-97 and PB197-97.

E. DEFERRED/REFERRED ITEMS

- E 1. Supplementary report from A. Rezoski, Development Planner, dated September 9, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW – AIRPORT 7 POWER CENTRES LIMITED C/O FIRST PROFESSIONAL MANAGEMENT – Ward 9 (File C6E5.7).**

J. Corbett, Director of Development Services, advised that the applicant is proposing that the existing Service Commercial zone be amended to include a supermarket with a total gross commercial floor area of 85,000 square feet with a limited food component of 6,038 square metres; the applicant has consented to a number of restrictions on the rezoning. The proposed supermarket will be located at the northeast corner of Walker Drive and Coventry Road.

J. Corbett confirmed that the applicant submitted a very extensive and detailed market impact study prepared by Malone Given Parsons Ltd. in January in support of the application. The study showed that with the supermarket being situated within a power centre, it would have a different role and function than a conventional neighbourhood supermarket or smaller convenience store. He confirmed that staff support the request but is recommending that public meetings be held to hear from existing nearby supermarkets before a final recommendation is made for Council's consideration.

- PB191-97 That the supplementary report from A. Rezoski, Development Planner, dated September 9, 1997, to the Planning and Building Committee meeting of September 15, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW – AIRPORT 7 POWER CENTRES LIMITED C/O FIRST PROFESSIONAL MANAGEMENT – Ward 9 (File C6E5.7)** be received; and

That a public meeting be convened in accordance with Council procedure, and staff be directed to provide notice of this meeting to supermarket owners and tenants within the primary trade area which includes Woodsmere Shopping Centre – Price Chopper, Lakeridge Plaza - I.G.A., Mackay Plaza – I.G.A., Bovaird & Mountain Ash - Fortinos, Bramalea City Centre – Miracle Ultra Mart and Price Chopper, Southgate Plaza – Loeb and Avondale Plaza – Knechtels; and

That the notice of the public meeting indicate the following zoning by-law restrictions and requirements for the proposed development:

1. The Service Commercial – Section 721 (SC – Section 721) zone shall be amended as follows:
 - a) Add to section 721.1.1, the list of permitted uses, a supermarket;
 - b) Add to section 721.1.2, the following requirements and restrictions:
 - 1) 15% of the total gross leasable floor area permitted by section 6 shall be in commercial retail units having a floor plate over 929 square metres (10,000 square feet) in area;
 - 2) a minimum of 60% of the total gross leasable floor area permitted by section 6 shall be in commercial retail units having a floor plate over 1,858 square metres (20,000 square feet) in area;
 - 3) a maximum of 7% of the total gross leasable floor area permitted by section 6 shall be in commercial retail units having a floor plate less than 465 square metres (5,000 square feet);

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- 4) a maximum of one supermarket shall be permitted;
- 5) the maximum gross leasable floor area devoted to the sale of food within a supermarket shall not exceed 6,038 square metres (65,000 square feet); and
- 6) the maximum gross leasable floor area for the entire development shall be 37,160 square metres (400,000 square feet).

That subject to the results of the public meeting, staff be directed to prepare a report to Planning and Building Committee setting out any supplemental information and providing a final recommendation.

CARRIED

F. PUBLIC MEETING REPORTS

- * F 1. Report from R. Nykyforchyn, Development Planner, dated September 8, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW - OMNIBUS HOUSEKEEPING BY-LAW** – Wards 7 and 11 (File P45BR).

PB179-97 That the report from R. Nykyforchyn, Development Planner, dated September 8, 1997, to the Planning and Building Committee meeting of September 15, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW - OMNIBUS HOUSEKEEPING BY-LAW** – Wards 7 and 11 (File P45BR) be received; and

That staff be directed to prepare the appropriate documents for the consideration of City Council pursuant to Resolution C249-97.

CARRIED

- * F 2. Report from P. Snape, Development Planner, dated September 10, 1997, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - 1250 STEELES INC. AND 1250 STEELES EAST PROPERTIES** – Ward 8 (File C3E1.3).

PB180-97 That the report from P. Snape, Development Planner, dated September 10, 1997, to the Planning and Building Committee meeting of September 15, 1997, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - 1250 STEELES INC. AND 1250 STEELES EAST PROPERTIES** – Ward 8 (File C3E1.3) be received; and

That staff continue discussions with the applicant and report back at a subsequent meeting.

CARRIED

- * F 3. Report from P. Snape, Development Planner, dated September 9, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW - TBGC PROPERTIES INC.** – Ward 3 (File C2E1.16).

PB181-97 That the report from P. Snape, Development Planner, dated September 9, 1997, to the Planning and Building Committee meeting of September 15, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW - TBGC PROPERTIES INC.** – Ward 3 (File C2E1.16) be received; and

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That the application be approved subject to the following conditions:

- 1.0 The zoning by-law be amended to change the zone on the easterly third of the property from M2 – Section 158 to M1 (see Map 4);
- 2.0 That the M2 – Section 158 zone on the westerly two thirds of the site contain the following:
 - 2.1 shall be used for:
 - (a) the purposes permitted by the M2 zone;
 - (b) the manufacturing and assembling of motor vehicles; and
 - (c) purposes accessory to other permitted purposes.
 - 2.2 shall be subject to the following restrictions and requirements:
 - (a) the storage of goods and materials in the open need not be associated with a building or another industrial operation on site;
 - (b) the maximum height of goods and materials stored in the open shall be 6 metres;
 - (c) No open storage shall be permitted within 3 metres of an M1 zone; and;
 - (d) The minimum width of landscaped open space abutting an M1 zone shall be 3 metres;
 - 2.3 shall also be subject to the all general provisions of by-law 200-82 which are not in conflict with those in 2.2.
- 3.0 Prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City which shall include the following:
 - (a) Prior to the issuance of a building permit, a site development plan, landscaping, grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plans shall be approved by the City, and appropriate securities shall be deposited with the City, to ensure implementation of these plans in accordance with the City's site plan review process.
 - (b) The applicant shall pay all applicable Regional, City and Educational development charges in accordance with their respective Development Charges By-laws.
 - (c) The applicant shall grant easements, as may be required, for the installation of utilities and municipal services, to the appropriate authorities.
 - (d) All lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and properties.

THAT Staff prepare the appropriate documents for the consideration of City Council.

CARRIED

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G. DEVELOPMENT SERVICES REPORTS

* G 1. Report from Management and The Planning and Economic Development Team.

PB182-97 That the report from Management and The Planning and Economic Development Team, to the Planning and Building Committee meeting of September 15, 1997, recommending that the Planning and Building Committee consider reports in respect of the following, be received:

- **CASTLEMORE DEVELOPMENTS LIMITED** – Ward 10 (Files C7E12.2 and 21T-97004B)
- **RAMAN SUMAL** – Ward 4 (File C2W3.1)
- **UPPER NINE PROPERTIES LIMITED** – Ward 3 (File T1E13.6)

CARRIED

G 2. **DRAFT PLAN OF PROPOSED RESIDENTIAL SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - CASTLEMORE DEVELOPMENTS LIMITED** – Ward 10 and OPA 278 (Vales of Castlemore) (Files C7E12.2 and 21T-97004B).

PB192-97 That the report from N. Grady, Development Planner, dated September 9, 1997, to the Planning and Building Committee meeting of September 15, 1997, re: **DRAFT PLAN OF PROPOSED RESIDENTIAL SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - CASTLEMORE DEVELOPMENTS LIMITED** – Ward 10 (Files C7E12.2 and 21T-97004B) be received and referred to a public meeting without recommendation.

CARRIED

PB193-97 That staff be directed to request the Ministry of Municipal Affairs and Housing to not approve OPA 278 (The Vales of Castlemore Secondary Plan) until further notice, and pending discussions with the affected landowners to ensure a viable executive housing community with entrances and services from Airport Road.

CARRIED

* G 3. **APPLICATION TO AMEND THE ZONING BY-LAW - RAMAN SUMAL** - Ward 4 (File C2W3.1).

PB183-97 That the report from A. Rezoski, Development Planner, dated September 9, 1997, to the Planning and Building Committee meeting of September 15, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW – RUMAN SUMAL** – Ward 4 (File C2W3.1) be received; and

That a public meeting be held in accordance with City Council procedures; and

That subject to the results of the public meeting, staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following conditions:

1. The amending zoning by-law shall zone the subject property Residential Single Family C – Section 394 and contain the following provisions:
 - (a) shall be subject to the following requirements and restrictions;

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- (1) minimum lot width - 11 metres (36 feet);
 - (2) minimum lot depth - 45 metres (147 feet);
 - (3) minimum lot area of 495 square metres (5,328 square feet);
 - (4) minimum street line setback of 14 metres (45 feet) to Chinguacousy Road;
and
 - (5) shall also be subject to the requirements and restrictions relating to the RIC zone and all the general provisions of By-law 151-88 which are not in conflict with the ones set out above.
2. Prior to the enactment of the zoning by-law, the applicant shall enter into a development agreement with the City which shall include the following:
 - (a) Prior to the issuance of a building permit, fencing plan, a grading and drainage plan, landscape plan, elevation cross section drawings, a fire protection plan and engineering and servicing plans shall be approved by the City, and appropriate securities shall be deposited with the City to ensure implementation of the plans and the revised servicing for the site.
 - (b) The applicant shall satisfy all financial, landscaping, engineering and other requirements of the City of Brampton and the Regional Municipality of Peel, including the payment of Regional, City and Educational development charges in accordance with their respective Development Charges By-laws.
 - (c) The applicant shall grant easements, as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities.
 - (d) The applicant shall convey gratuitously to the City of Brampton a 10.82 metre (35 foot) road widening including any necessary adjustments to the existing daylight triangle at the corner of Chinguacousy Road and Drinkwater Road in order that a 45 metre right-of-way can be achieved for Chinguacousy Road (the future Mavis Road).
 - (e) The applicant shall make satisfactory arrangements with the City to lift the existing 0.3 metre reserve to obtain access to Drinkwater Road.
 - (f) Prior to the issuance of a building permit, the applicant shall obtain a demolition permit for the existing dwelling and post a \$50,000 security.
 - (g) The applicant shall reinstate Drinkwater Road after construction with an overlay of asphalt for the entire length of the development and deposit appropriate securities.
 - (h) The applicant shall pay cash-in-lieu of parkland to the satisfaction of the Commissioner of Community Services.

- (i) The applicant shall provide a berm and noise attenuation wall along Chinguacousy Road and the required returns and include appropriate warnings on title with each property all to the satisfaction of the Commissioner of Planning and Building or alternatively, submit a noise study prepared by a qualified acoustical consultant and implement the consultant's recommendations to the satisfaction of the Commissioner of Planning and Building.
- (j) The applicant shall notify potential purchasers and include warning clauses in all offers of purchase and sale concerning the future Region of Peel six lane Mavis Road.
- (k) The applicant shall notify potential purchasers and include warning clauses in all offers of purchase and sale concerning the ongoing abutting parks operations including the existence of lit sportsfields to the satisfaction of the Commissioner of Planning and Building.
- (l) The applicant shall erect and maintain information signs in English and French at all major entrances to the proposed development advising that "Lack of Provincial funding for schools requires students to be accommodated in temporary facilities elsewhere." These signs, shall be to the Dufferin-Peel Roman Catholic Separate School Board's specifications, at locations determined by the Board and erected prior to the issuance of any building permits.

L'absence d'allocations provinciales pour la construction d'ecoles nous oblige a heberger les eleves dans des installations provisoires.

- (m) The applicant shall include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed. The clauses are to be inserted in English and French.
 - (1) "Whereas, despite the best efforts of the Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."

Attendu qu'en depit des efforts deployes par le Conseil des ecoles separees catholiques romaines de Dufferin et Peel, il se peut qu'il soit impossible d'heberger tous les eleves que le Conseil de Dufferin et Peel s'attend a servir dans ce quartier.

Vous etes donc avises par la presente que les eleves seront soit heberges dans des installations temporaires, soit transportes par autobus a une ecole en dehors de votre quartier. Il est possible que les eleves soient ulterieurement reffectes a leur ecole de quartier.

- (2) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another designated place convenient to the Board."

Que les acheteurs acceptent pour fins de transport que les residents et residentes de la subdivision consentent a ce que les enfants prennent l'autobus scolaire sur les chemins actuels ou a un autre endroit designe selon les preferences de Conseil.

CARRIED

* G 4. **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - UPPER NINE PROPERTIES LIMITED** – Ward 3 (File T1E13.6).

PB184-97 That the report from A. Rezoski, Development Planner, dated September 9, 1997, to the Planning and Building Committee meeting of September 15, 1997, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – UPPER NINE PROPERTIES LIMITED** – Ward 3 (File T1E13.6) be received; and

That a public meeting be held in accordance with City Council procedures; and

That subject to the results of the public meeting, staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following conditions:

1. The Official Plan amendment shall designate the subject property “Residential Medium Density”.
2. The amending zoning by-law shall zone the subject property Residential Two Family B – Section 711 (for the semi-detached units) subject to the following requirements and restrictions:
 - (1) minimum lot area - 210 square metres per dwelling unit;
 - (2) minimum lot width - 7 metres per dwelling unit;
 - (3) shall also be subject to the requirements and restrictions relating to the R2B zone and all the general provisions of By-law 139-84 which are not in conflict with the ones set out above; and

Residential Townhouse A – Section 708 (for the block townhouses) subject to the following requirements and restrictions:

- (1) minimum setback from Hurontario Street South – 11 metres;
- (2) minimum setback from the north property boundary – 7.6 metres;
- (3) a maximum of two townhouse dwellings may have 9 attached units;
- (4) a minimum of 24 visitor parking spaces shall be provided;
- (5) a 3 metre wide landscaped area shall be provided along Havelock Drive; and
- (6) shall also be subject to the requirements and restrictions relating to the R3A zone and all the general provisions of By-law 139-84 which are not in conflict with the ones set out above.

3. Prior to the enactment of the zoning by-law, the applicant shall enter into a development agreement with the City which shall include the following:
 - (a) Prior to the issuance of a building permit, a site plan, fencing plan, grading and drainage plan, landscape plan, elevation cross section drawings, a fire protection plan and engineering and servicing plans shall be approved by the City, and appropriate securities shall be deposited with the City to ensure implementation of the plans and the revised servicing for the site.
 - (b) A storm water management & drainage plan must be submitted and conform with the overall study completed by Winter & Associates for the Upper Nine subdivision.
 - (c) The applicant shall satisfy all financial, landscaping, engineering and other requirements of the City of Brampton and the Regional Municipality of Peel, including the payment of Regional, City and Educational development charges in accordance with their respective Development Charges By-laws.
 - (d) The applicant shall grant easements, as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities.
 - (e) The applicant shall pay cash-in-lieu of parkland to the satisfaction of the Department of Community Services.
 - (f) The applicant shall engage the services of an acoustical consultant to complete a noise study recommending noise control measures satisfactory to the Department of Planning and Building.
 - (g) The applicant shall implement the noise control measures and noise warnings recommended by the acoustical report, as required in condition number (f) above, to the satisfaction of the Department of Planning and Building.
 - (h) The portion of the site located between the existing walkway and the noise attenuation wall, required pursuant to condition number (f), shall be shown on the plan to be registered as a part of the walkway and shall be deeded to the City.
 - (i) Part 2 of Plan 43R-1164 shall be landscaped to the satisfaction of the City. In this regard the applicant shall agree to provide shrub and tree planting covering a minimum of 50 percent of the block.
 - (j) All rear yards of dwellings backing onto Hurontario Street shall be graded such that:
 - (1) There is a minimum depth of 7.5 metres across the entire width of the dwelling in rear yards where the slope is 2%;
 - (2) the area graded at 2% comprises at least 2/3 of the total rear yard depth; and,

- (3) that the remaining portion of rear yard be graded at no steeper than 3:1.
- (k) The applicant shall provide a berm and noise attenuation wall along Hurontario Street South and the required wrap arounds to the satisfaction of the Department of Planning and Building.
- (l) The applicant shall notify potential purchasers of the road noise from Hurontario Street South and shall provide air conditioning to the satisfaction of the Department of Planning and Building.
- (m) The applicant shall erect and maintain information signs in English and French at all major entrances to the proposed development advising that "Lack of Provincial funding for schools requires students to be accommodated in temporary facilities elsewhere." These signs, shall be to the Dufferin-Peel Roman Catholic Separate School Board's specifications, at locations determined by the Board and erected prior to the issuance of any building permits.

L'absence d'allocations provinciales pour la construction d'écoles nous oblige à héberger les élèves dans des installations provisoires.

- (n) The applicant shall include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed. The clauses are to be inserted in English and French.
 - (1) "Whereas, despite the best efforts of the Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."

Attendu qu'en dépit des efforts déployés par le Conseil des écoles séparées catholiques romaines de Dufferin et Peel, il se peut qu'il soit impossible d'héberger tous les élèves que le Conseil de Dufferin et Peel s'attend à servir dans ce quartier.

Vous êtes donc avisés par la présente que les élèves seront soit hébergés dans des installations temporaires, soit transportés par autobus à une école en dehors de votre quartier. Il est possible que les élèves soient ultérieurement réaffectés à leur école de quartier.
 - (2) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another designated place convenient to the Board."
- Que les acheteurs acceptent pour fins de transport que les résidents et résidentes de la subdivision consentent à ce que les enfants prennent l'autobus scolaire sur les chemins actuels ou à un autre endroit désigné selon les préférences de Conseil.

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- (o) The applicant shall construct a masonry wall of a height and design satisfactory to the City along the north-west boundary of the site which abuts the existing commercial site prior to occupancy of any of the adjacent dwellings.
- (p) The applicant shall erect decorative wooden screen fencing 1.8 metres high along the rear and exterior side of dwelling units which flank on to Havelock Drive in locations and of a design satisfactory to the Department of Planning and Building.
- (q) The applicant shall erect decorative wooden screen fencing 1.8 metres high, along all residential property boundaries which are adjacent to Canada Post community mail boxes in locations and of a design satisfactory to the Department of Planning and Building
- (r) The applicant shall erect wrought iron fence matching the existing fence along the cemetery satisfactory to the Department of Planning and Building
- (s) No dwelling units will be offered for sale to the public unless a display map has been approved by the Department of Planning and Building.
- (t) The applicant shall convey gratuitously a walkway widening at the south-west corner of the subject property to the satisfaction of the Department of Community Services.
- (u) The applicant shall provide front to rear access for the block townhouses to the satisfaction of the Department of Planning and Building.

CARRIED

H. POLICY AND RESEARCH REPORTS

- H 1. Report from S. Hill, Policy Planner, dated September 10, 1997, re: **CITY OF BRAMPTON OFFICIAL PLAN - STATUS REPORT ON IMPLEMENTATION MATTERS** (File P25OV).

PB194-97 That the report from S. Hill, Policy Planner, dated September 10, 1997, to the Planning and Building Committee meeting of September 15, 1997, re: **CITY OF BRAMPTON OFFICIAL PLAN - STATUS REPORT ON IMPLEMENTATION MATTERS** (File P25OV) be received.

CARRIED

- H 2. Report from C. Saunders, Policy Planner, and B. Winterhalt, Planning Policy & Research, dated September 10, 1997, re: **FLETCHERS MEADOW SECONDARY PLAN AREA 44 (Draft Secondary Plan)** (File P25SP44).

Item D1 was dealt with at this time.

C. Saunders advised that the Fletchers Meadow Secondary Plan Area 44 is comprised of approximately 2,350 acres in northwest Brampton. She advised that the draft land use plan prepared by staff proposes mostly residential land use designations, with commercial land use

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designations corresponding with the proposed GO Transit site and the Highway 7 corridor and at primary intersections within the Secondary Plan area.

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She confirmed that the draft secondary plan will be presented at the public meeting on October 1, 1997 and that staff are prepared to meet with the landowners for discussion.

Mr. John Armstrong advised that he is representing the McClures who are landowners in the Fletchers Meadow Secondary Plan Area 44 owning approximately 300 acres. He advised that the McClures are satisfied with and support staff's recommendation but are dissatisfied with the alternative land use plan developed by the landowners in the area. Mr. Armstrong requested that a third plan (which will be prepared by him) be presented at the public meeting.

Mr. Michael Gagnon distributed a package to Committee and staff which contains a landowner's map and the alternative land use plan. He is pleased with the recommendations in the report and will be working with staff and various agencies in the next few weeks to focus on the two land use plans as there are still some land use planning issues to be resolved. He requested that both plans advance to the public meeting.

Direction was given that the Commissioner of Planning and Building investigate a solution with regards to cost sharing arrangements with the school boards.

PB189-97

That the report from C. Saunders, Policy Planner, and B. Winterhalt, Planning Policy & Research, dated September 10, 1997, to the Planning and Building Committee meeting of September 15, 1997, re: **FLETCHERS MEADOW SECONDARY PLAN AREA 44 (Draft Secondary Plan)** (File P25SP44) be received; and

That the phrase "to yield a total potential of approximately 300,000 square feet" be deleted from the last paragraph on page 10 of the staff report dated September 10, 1997 entitled "Fletchers Meadow Secondary Plan".

That the staff report, as amended, the alternative draft land use plan and the draft Official Plan Amendment be circulated to relevant City staff and outside agencies to solicit comments and input, and that the latter be available for public review and comment on or before the public information meeting;

THAT a public information meeting be held in accordance with City Council procedure in order to receive input and comment on the draft, and alternatives draft land use plan and secondary plan; and,

THAT subject to the results of the document circulation, and the formal Public Meeting, staff be directed to submit a final Fletchers Meadow Secondary Plan to City Council for adoption.

CARRIED

PB190-97

That the following delegations, to the Planning and Building Committee meeting of September 15, 1997, re: **FLETCHERS MEADOW SECONDARY PLAN AREA 44 (Draft Secondary Plan)** (File P25SP44) be received:

1. Mr. John Armstrong, Glen Schnarr & Associates Inc.
2. Mr. Michael Gagnon, Gagnon Consulting Planners & Urban Designers Ltd.

CARRIED

- H 3. Report from D. Waters, Policy Planner, dated September 11, 1997, re: **“TOWN HALL” PUBLIC MEETING REPORT – BRAMPTON CENTRAL AREA SPECIAL STUDY AREAS – DOWNTOWN BRAMPTON AND QUEEN STREET CORRIDOR SECONDARY PLANS – Wards 1, 3, 4, 5, 7 and 8 (File OP93-62 & 63).**

Direction was given that K. Walsh, Director of Facility Development & Property Management, respond to comments with regards to tree protection along Queen Street.

- PB195-97 That the report from D. Waters, Policy Planner, dated September 11, 1997, to the Planning and Building Committee meeting of September 15, 1997, re: **“TOWN HALL” PUBLIC MEETING REPORT – BRAMPTON CENTRAL AREA SPECIAL STUDY AREAS – DOWNTOWN BRAMPTON AND QUEEN STREET CORRIDOR SECONDARY PLANS – Wards 1, 3, 4, 5, 7 and 8 (File OP93-62 & 63)** be received; and

That OP93-63 (Downtown Brampton Secondary Plan) be modified by Minister’s modifications as follows:

- (a) that Schedule SP7(A) be revised by replacing the Special Study Area designation for the lands north of Queen Street West between the Fletcher’s Creek watershed and Mercer Drive with the designations “Public Open Space-Valley Land” inside the Regulatory Flood Plain and “Residential-Medium Density” for the remainder of the subject lands and that Section 5.2.6 (pertaining to that Special Study Area designation) be deleted in its entirety from the Plan;
- (b) that Schedule SP7(C) be revised by deleting Special Policy Area No. 5 and that Sections 5.6.5 and 5.6.5.1 (Special Policy Area Number 5) be deleted in their entirety; and,
- (c) that Schedule SP7(A) be revised by replacing the proposed designations within the Regulatory Flood Plain of the Fletcher’s Creek watershed between the CNR right-of-way and the CPR right-of-way with the designation “Public Open Space-Valley Land.”

That the Ministries of Municipal Affairs and Housing and Natural Resources be requested to designate the Fletcher’s Creek watershed “Special Policy Area Status” on the condition that a comprehensive floodplain management study will eventually be undertaken by the City of Brampton to fulfil the requirements of the designation;

That OP93-62 (Queen Street Corridor Secondary Plan) be modified by Minister’s modifications as follows:

- (a) that Section 5.7.3 (pertaining to Special Study Area Number 3), the Special Study Area designation on Schedule SP36(A) on the north side of Queen Street East between Hansen Road and the Highway Number 410 right-of-way and Special Study Area Number 3 on Schedule SP36(D) be deleted in their entirety from the Plan;
- (b) that a new Section 5.1.2.9 be added that contains the following policy:
 - 5.1.2.9. Hansen Road and the Highway Number 410 right-of-way, residential uses shall not be permitted and mixed-use commercial buildings shall be developed to a maximum height of 27 metres (88.6 feet). Buildings of 12 metres (39.4 feet) in height or less shall be setback a minimum of 20 metres (65.6 feet) from the rear

lot lines of the abutting properties along the south side of Archdekin Drive, while buildings in excess of 12 metres (39.4 feet) in height shall be setback a minimum of 43.9 metres (144.3 feet) from such rear lot lines. Each development shall be required to erect a sound barrier along the rear lot line. The amount of surface parking shall be minimized and a laneway or service road shall be developed at the rear of the subject lands, designed in such a way as to discourage through vehicle movements and restrict vehicles from cutting across Rutherford Road to access the lands on the north side of Queen Street. Notwithstanding the foregoing, requests to add residential uses in accordance with other policies of this section or increases in height shall be considered for approval without an amendment to this Plan if it can be adequately demonstrated through the submission of supporting documentation that such uses or heights will not detrimentally impact the existing Archdekin Drive residential properties. Such requests shall be subject to a public meeting with the local area residents in accordance with standard procedures.

- (c) that Section 5.7.4 (Special Study Area Number 4) be deleted in its entirety, that the identification of Special Study Area Number 4 on Schedule SP36(D) be deleted entirely, and that the Special Study Area designation bounded by Scott Street to the west, the Brampton Cemetery to the east, Church Street to the north and Nelson Street/Wilson Street to the south on Schedule SP36(A) be replaced with the designation “Residential Low Density” ; and,

That the modifications presented in this report be endorsed by Council as Minister’s Modifications to Official Plan Amendment Number OP93-62 (Queen Street Corridor Secondary) and Official Plan Amendment Number OP93-63 (Downtown Brampton Secondary Plan) and that the Ministry of Municipal Affairs and Housing be informed accordingly.

CARRIED

- H 4. Report from D. Waters, Policy Planner, dated September 11, 1997, re: **PROPOSED OFFICIAL PLAN AMENDMENT – AIRPORT ROAD/NORTH PARK DRIVE SPECIAL STUDY AREA** – Wards 10 and 11 (File P25 S13.1).

Item D2 was dealt with at this time.

Mr. Neil Davis represents McKinley Transport who owns 29 acres of land in the Special Study Area located at 2250 North Park Drive. He advised that a week ago, McKinley Transport submitted a site plan application to expand their existing operations by 160,000 square feet which would add 165 to 210 new jobs. The proposed site plan application does not require any zoning changes and Mr. Davis advised that his clients were not aware of the interim control by-law in place when submitting the application. He advised that his clients are willing to work with staff, the neighbouring landowners and their consultants to develop a mutually agreeable plan.

J. Marshall, Commissioner of Planning and Building, advised that a noise study will have to be completed prior to any agreements being reached. He commented on the location of the buffer and berm if there is an expansion of the operation on this property.

Direction was given that staff provide Committee Members with a mapping of the new flight paths to determine the impact on the proposed residential lands.

PB196-97 That the report from D. Waters, Policy Planner, dated September 11, 1997, to the Planning and Building Committee meeting of September 15, 1997, re: **PROPOSED OFFICIAL PLAN AMENDMENT – AIRPORT ROAD/NORTH PARK DRIVE SPECIAL STUDY AREA –** Wards 10 and 11 (File P25 S13.1) be received; and

That the report and the attached draft official plan amendment be circulated to internal departments and outside agencies to solicit input and formal comment; and

That a public meeting be held in accordance with City Council procedures to receive public input and formal comment on the staff report and draft official plan amendment; and

That subject to the results of the public meeting, staff be directed to prepare a report to Planning and Building Committee setting out any supplemental information and a final recommendation.

CARRIED

PB197-97 That the delegation of Mr. Neil Davis, Davis, Webb & Schulze, to the Planning and Building Committee meeting of September 15, 1997, re: **PROPOSED OFFICIAL PLAN AMENDMENT – AIRPORT ROAD/NORTH PARK DRIVE SPECIAL STUDY AREA** (File P25 S13.1) be received.

CARRIED

H 5. Report from C. Chung, Policy Planner, dated September 10, 1997, re: **BRAM EAST SECONDARY PLAN AREA (*Landowners' Proposed Sanitary Sewer and Water Servicing Financing*)** (File P25S-041).

PB198-97 That the report from C. Chung, Policy Planner, dated September 10, 1997, to the Planning and Building Committee meeting of September 15, 1997, re: **BRAM EAST SECONDARY PLAN AREA (*Landowners' Proposed Sanitary Sewer and Water Servicing Financing*)** (File P25S-041) be received; and

That Council support the BRAM East Phase I Developers Group proposed financing of new trunk watermain and sanitary sewer facilities to service the Phase I Development Area as shown on Schedule "A" attached to the staff report; and

That Council's resolution and the report entitled **BRAM EAST SECONDARY PLAN AREA (*Landowners' Proposed Sanitary Sewer and Water Servicing Financing*)**, dated September 10, 1997, be forwarded to the Regional Municipality of Peel for consideration.

CARRIED

PLANNING AND BUILDING COMMITTEE MINUTES – September 15, 1997

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I. BUILDING REPORTS

* I 1. **BUILDING PERMITS FOR THE MONTH OF JULY 1997** (File A20).

PB185-97 That the **BUILDING PERMITS FOR THE MONTH OF JULY, 1997** (File A20), to the Planning and Building Committee meeting of September 15, 1997, be received.

CARRIED

J. URBAN DESIGN AND ZONING REPORTS

J 1. Report from R. O'Hearn, Manager of Zoning Services, dated September 10, 1997, re: **THE PROVISIONS OF THE ZONING BY-LAWS WITH RESPECT TO THE LANDSCAPING AND PAVING OF REAR YARDS OF RESIDENTIAL PROPERTIES** (File P45GE1).

PB199-97 That the report from R. O'Hearn, Manager of Zoning Services, dated September 10, 1997, to the Planning and Building Committee meeting of September 15, 1997, re: **THE PROVISIONS OF THE ZONING BY-LAWS WITH RESPECT TO THE LANDSCAPING AND PAVING OF REAR YARDS OF RESIDENTIAL PROPERTIES** (File P45GE1) be received; and

That a public meeting be held without recommendation and with a proposal option.

CARRIED

K. HERITAGE BOARD MINUTES

* K 1. Minutes – **BRAMPTON HERITAGE BOARD** – June 19, 1997.

PB186-97 That the Minutes of the **HERITAGE BOARD** meeting of June 19, 1997, to the Planning and Building Committee meeting of September 15, 1997, be approved as printed and circulated.

CARRIED

The recommendations were approved as follows:

HB032-97 That the Agenda for the Brampton Heritage Board meeting of June 19, 1997, be approved as printed.

HB033-97 That the minutes of the Brampton Heritage Board meeting held April 17, 1997, be approved as printed and circulated.

HB034-97 That a letter be sent to the Mayor and Members of Council to let them know that the Brampton Heritage Board is still concerned about the deterioration of the C.P. Station and that the Brampton Heritage Board would like the measures to be taken to secure the roof.

HB035-97 That the correspondence to the Brampton Heritage Board at its meeting of April 17, 1997, be received as listed.

HB036-97 That the Brampton Heritage Board do now adjourn to meet again on August 12, 1997.

PLANNING AND BUILDING COMMITTEE MINUTES – September 15, 1997

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- * K 2. Minutes – **BRAMPTON HERITAGE BOARD** – August 12, 1997.

PB187-97 That the Minutes of the **HERITAGE BOARD** meeting of August 12, 1997, to the Planning and Building Committee meeting of September 15, 1997, be approved as printed and circulated.

CARRIED

The recommendations were approved as follows:

HB037-97 That the Agenda for the Brampton Heritage Board meeting of August 12, 1997, be approved as amended to add:

8.3 CHO Conference – September 1997.

HB038-97 That the minutes of the Brampton Heritage Board meeting held June 19, 1997, be approved as printed and circulated.

HB039-97 That the Brampton Heritage Board approve Michael Seaman attending the CHO Conference in September 1997, cost to include registration and travel/accommodation.

BH040-97 That the correspondence to the Brampton Heritage Board at its meeting of August 12, 1997, be received as listed.

HB041-97 That the Brampton Heritage Board do now adjourn to meet again on September 18, 1997.

L. OTHER BUSINESS

- * L 1. Report from J. Corbett, Director of Development Services, dated September 10, 1997, re: **PROPOSED HOUSEKEEPING AMENDMENT – HOTEL/MOTEL IN THE GENERAL COMMERCIAL ZONE (GC) OF BY-LAW 200-82 APPLYING TO DOWNTOWN BRAMPTON** (File G02 BR).

PB188-97 That the report from J. Corbett, Director of Development Services, dated September 10, 1997, to the Planning and Building Committee meeting of September 15, 1997, re: **PROPOSED HOUSEKEEPING AMENDMENT – HOTEL/MOTEL IN THE GENERAL COMMERCIAL ZONE (GC) OF BY-LAW 200-82 APPLYING TO DOWNTOWN BRAMPTON** (File G02 BR) be received; and

That a “Hotel” and “Motel” be included as permitted uses in the General Commercial (GC) Zone applying to Downtown Brampton; and

That a public meeting be convened in accordance with City Council’s procedures.

CARRIED

M. QUESTION PERIOD

1. Regional Councillor Fennell addressed complaints with staff regarding the parks and the construction in the Chinguacousy Road/Queen Street subdivision and requested the names of the builders in the area.

PLANNING AND BUILDING COMMITTEE MINUTES – September 15, 1997

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J. Marshall suggested that he and Councillor Fennell meet to discuss the concerns in detail.

2. City Councillor Metzack advised that he is awaiting a response from A. MacMillan, Director of Maintenance & Operations, with regards to Flavian Crescent and requested R. Bino to advise Mr. MacMillan.

N. CLOSED MEETING - nil

O. ADJOURNMENT

PB200-97 That the Planning & Building Committee do now adjourn to meet again on September 15, 1997, or at the call of the chair.

CARRIED

<p style="text-align: center;">PLANNING AND BUILDING COMMITTEE MINUTES OCTOBER 20, 1997</p>

MEMBERS PRESENT: City Councillor G. Gibson
City Councillor L. Jeffrey (Vice-Chair)
Mayor Peter Robertson (left at 9:25 pm)
Regional Councillor L. Bissell
Regional Councillor S. Fennell
Regional Councillor G. Miles
Regional Councillor R. Begley
Regional Councillor P. Palleschi
City Councillor R. Hunter
City Councillor B. Linton
City Councillor M. Moore
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor P. Richards
City Councillor D. Metzack (arrived at 9:10 pm – Other Municipal Business)
City Councillor J. Sprovieri
City Councillor S. Hames

STAFF PRESENT: J. Marshall, Commissioner of Planning & Building
J. Metras, Commissioner of Legal Services & City Solicitor
J. Corbett, Director of Development Services, Planning & Building
B. Winterhalt, Director of Planning Policy & Research
K. Walsh, Director of Facility Development & Property Management
R. Bino, Manager of Development Services, Works & Transportation
A. Rezoski, Development Planner
D. Waters, Policy Planner
L.J. Mikulich, City Clerk
M. Frape, Clerks Assistant Jr.

The meeting was called to order at 7:40 p.m. and adjourned at 9:56 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation
A.	PB201-97 APPROVAL OF AGENDA
D1.	PB210-97 Delegation, re: APPLICATION TO AMEND THE ZONING BY-LAW – PB211-97 TRINITY DEVELOPMENTS LIMITED (File C3E12.5)
D2.	PB212-97 Delegation, re: UPPER NINE PROPERTIES LTD. – WARD 3 (File PB213-97 T1E13.6)
D3.	PB218-97 Delegation, re: AIRPORT-7 POWER CENTRES LIMITED (File C6E5.7) PB219-97

PLANNING AND BUILDING COMMITTEE MINUTES – October 20, 1997

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| D4. | PB215-97
PB216-97
PB217-97 | Delegations, re: “TOWNWOOD HOMES” QUATTROPLEX TOWNHOMES ON DESERT SAND DRIVE (File G20/P45GE-1) |
| F1. | PB220-97 | PROPOSED HOUSEKEEPING AMENDMENT – HOTEL/MOTEL USES IN THE GENERAL COMMERCIAL ZONE (GC) OF BY-LAW 200-82 APPLYING TO DOWNTOWN BRAMPTON (File G02 BR) |
| F2. | PB221-97 | APPLICATION TO AMEND THE ZONING BY-LAW – SANDRINGHAM PLACE INC. – WARD 10 (File C3E13.3) |
| F3. | PB222-97 | APPLICATION TO AMEND THE ZONING BY-LAW – RAMAN SUMBAL – WARD 4 (File C2W3.1) |
| F4. | PB212-97
PB213-97 | APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – UPPER NINE PROPERTIES LIMITED – WARD 3 (File T1E13.6) |
| F5. | PB218-97
PB219-97 | APPLICATION TO AMEND THE ZONING BY-LAW – AIRPORT-7 POWER CENTRES LIMITED C/O FIRST PROFESSIONAL MANAGEMENT – WARD 9 (File C6E5.7) |
| F6. | PB223-97 | PROPOSED OFFICIAL PLAN AMENDMENT – AIRPORT ROAD/NORTH PARK DRIVE SPECIAL STUDY AREA – WARDS 10 & 11 (File P25 S13.1) |
| F7. | PB224-97 | THE PROVISIONS OF THE ZONING BY-LAWS WITH RESPECT TO THE LANDSCAPING AND PAVING OF REAR YARDS OF RESIDENTIAL PROPERTIES (File P45GE-1) |
| F8. | PB209-97 | FLETCHERS MEADOW SECONDARY PLAN PUBLIC AND AGENCY COMMENTS (File P25SP44) |
| G1. | PB202-97 | Report from Management and The Planning and Economic Development Team. |
| G2. | PB210-97
PB211-97 | APPLICATION TO AMEND THE ZONING BY-LAW - TRINITY DEVELOPMENTS LIMITED – WARD 10 (File C3E12.5) |
| G3. | PB203-97 | APPLICATION TO AMEND THE ZONING BY-LAW - AUSOME HOLDINGS INC. – WARD 4 (File C1W5.31) |
| G4. | PB204-97 | APPLICATION TO AMEND THE ZONING BY-LAW - VESTA FAMILY RESTAURANT – WARD 8 (File T3E15.15) |
| G5. | PB205-97 | PROPOSED DRAFT PLAN OF SUBDIVISION - METRUS MANAGEMENT INC. – WARD 10 (File C4E11.7) |
| G6. | PB206-97 | APPLICATION TO AMEND THE ZONING BY-LAW - SENATOR HOMES LIMITED – WARD 6 (File C2W9.6) |

PLANNING AND BUILDING COMMITTEE MINUTES – October 20, 1997

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| H1. | PB225-97 | COST SHARING AGREEMENTS AMONGST LANDOWNERS FOR NEW SECONDARY PLAN AREAS (Files P25S-40, P25S-41, P25S-42, P25S-44 and P25S-45) |
| H2. | PB226-97 | GREATER TORONTO AIRPORTS AUTHORITY NOISE MANAGEMENT PROGRAM FOR LESTER B. PEARSON INTERNATIONAL AIRPORT (File P40 LE) |
| H3. | PB227-97 | SANDRINGHAM-WELLINGTON SECONDARY PLAN #28 (SPRINGDALE) – RELEASE OF THE PHASE II AREA (File P25S-28) |
| H4. | PB228-97 | CITY OF BRAMPTON OFFICIAL PLAN - PROPOSED IMPLEMENTATION STRATEGY FOR ECONOMIC BASE POLICIES (File P25OV) |
| H5. | PB229-97 | EXTENSION OF HOUSING MIX/DENSITY FLEXIBILITY – SPRINGDALE SECONDARY PLAN (File SP25S-28) |
| H6. | PB230-97
PB231-97 | ESKER LAKE NORTH – BACKGROUND STUDY AND DRAFT SECONDARY PLAN (File P25S4.1) |
| I1. | PB207-97 | BUILDING PERMITS FOR THE MONTH OF AUGUST 1997 (File A20) |
| J1. | PB215-97
PB216-97
PB217-97 | QUATTROPLEX HOUSING SITE SPECIFIC ZONE R2B SECTION 600 AND R2B SECTION 655, BY-LAW 151-88 (File P45GE-1) |
| K1. | PB208-97 | Minutes – BRAMPTON HERITAGE BOARD – September 18, 1997 |
| L1. | PB232-97 | WILLIAMS PARKWAY ENVIRONMENTAL ASSESSMENT (File) |
| O. | PB233-97 | ADJOURNMENT |

CITY COUNCILLOR GIBSON, CHAIR

PLANNING AND BUILDING COMMITTEE MINUTES – October 20, 1997

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A. APPROVAL OF AGENDA

PB201-97 That the Agenda for the Planning and Building Committee Meeting dated October 20, 1997 be approved as amended to add:

- D 4. Additional delegations, re: **“TOWNWOOD HOMES” QUATTROPLEX TOWNHOMES ON DESERT SAND DRIVE** (File G20/P45-GE) (See Item J1):
4. Mr. Norm Meyer
 5. Mr. Glen Gourlay

L 1. Discussion, re: **WILLIAMS PARKWAY ENVIRONMENTAL ASSESSMENT.**

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

- * The following items listed with an asterisk (*) are considered to be routine and non-controversial by the Committee and will be approved at one time. There will be no separate discussion of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(G1, G3, G4, G5, G6, I1, K1)

D. DELEGATIONS

- D 1. Mr. Art Welter, Trinity Development Group Inc., re: **APPLICATION TO AMEND THE ZONING BY-LAW – TRINITY DEVELOPMENTS LIMITED** (File C3E12.5).

DEALT WITH UNDER ITEM G2 - RECOMMENDATIONS PB210-97 and PB211-97.

- D 2. Mr. Stefan Saganski, 100 County Court Boulevard, re: **UPPER NINE PROPERTIES LTD. – WARD 3** (File T1E13.6).

DEALT WITH UNDER ITEM F4 – RECOMMENDATIONS PB212-97 and PB213-97.

- D 3. Mr. Dennis Wood, McCarthy Tetrault, re: **AIRPORT-7 POWER CENTRES LIMITED** (File C6E5.7).

DEALT WITH UNDER ITEM F5 – RECOMMENDATIONS PB218-97 and 219-97.

- D 4. Delegations, re: **“TOWNWOOD HOMES” QUATTROPLEX TOWNHOMES ON DESERT SAND DRIVE** (File G20/P45GE-1):

1. Ms. Elisabeth Jimmink, 41 Desert Sand Drive
2. Mr. Rodger Batch, 79 Desert Sand Drive
3. Ms. Gena Tanner, 81 Desert Sand Drive
4. Mr. Norm Meyer
5. Mr. Glen Gourlay

DEALT WITH UNDER ITEM J1–RECOMMENDATIONS PB215-97, PB216-97 and PB217-97.

- E. DEFERRED/REFERRED ITEMS - nil

- F. PUBLIC MEETING REPORTS

- F 1. Report from J. Corbett, Director of Development Services, dated October 2, 1997, re: **PROPOSED HOUSEKEEPING AMENDMENT – HOTEL/MOTEL USES IN THE GENERAL COMMERCIAL ZONE (GC) OF BY-LAW 200-82 APPLYING TO DOWNTOWN BRAMPTON** (File G02 BR).

PB220-97 That the report from J. Corbett, Director of Development Services, dated October 2, 1997, to the Planning and Building Committee meeting of October 20, 1997, re: **PROPOSED HOUSEKEEPING AMENDMENT – HOTEL/MOTEL USES IN THE GENERAL COMMERCIAL ZONE (GC) OF BY-LAW 200-82 APPLYING TO DOWNTOWN BRAMPTON** (File G02 BR) be received; and

That a “Hotel” and “Motel” be included as permitted uses in the General Commercial (GC) Zone applying to Downtown Brampton; and

That staff be directed to submit the appropriate documents to City Council for enactment.

CARRIED

- F 2. Report from N. Grady, Development Planner, dated October 14, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW – SANDRINGHAM PLACE INC. – WARD 10** (File C3E13.3).

PB221-97 That the report from N. Grady, Development Planner, dated October 14, 1997, to the Planning and Building Committee meeting of October 20, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW – SANDRINGHAM PLACE INC. – WARD 10** (File C3E13.3) be received; and

That the application be approved; and

That staff be directed to submit the appropriate documents to City Council.

CARRIED

PLANNING AND BUILDING COMMITTEE MINUTES – October 20, 1997

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- F 3. Report from A. Rezoski, Development Planner, dated October 7, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW – RAMAN SUMBAL – WARD 4** (File C2W3.1).

PB222-97 That the Report from A. Rezoski, Development Planner, dated October 7, 1997, to the Planning and Building Committee meeting of October 20, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW – RAMAN SUMBAL – WARD 4** (File C2W3.1) be referred to the Council meeting of October 27, 1997.

CARRIED

- F 4. Report from A. Rezoski, Development Planner, dated October 8, 1997, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – UPPER NINE PROPERTIES LIMITED – WARD 3** (File T1E13.6).

Mr. Stefan Saganski, 100 County Court Boulevard, advised that he provided a written submission to the Planning and Building Department on September 29, 1997 setting out four recommendations with regards to the proposed development on Havelock Drive south of County Court Boulevard addressing the issue of excessive speed and traffic.

Mr. Saganski summarized his recommendations and advised of staff's response in a letter addressed to him dated October 1, 1997. He requested that traffic signals be placed at the Havelock Drive west intersection which would reduce dangerous traffic situations.

Direction was given that an up-to-date traffic study be done on County Court Boulevard regarding impacts of the developments in the area and that the report be brought back to the Works and Transportation Committee.

PB212-97 That the delegation of Mr. Stefan Saganski, 100 County Court Boulevard, to the Planning and Building Committee meeting of October 20, 1997, re: **UPPER NINE PROPERTIES LTD. – WARD 3** (File T1E13.6) be received.

CARRIED

PB213-97 That the report from A. Rezoski, Development Planner, dated October 8, 1997, to the Planning and Building Committee meeting of October 20, 1997, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – UPPER NINE PROPERTIES LIMITED – WARD 3** (File T1E13.6) be received; and

That the application be approved subject to the conditions approved at the September 22, 1997 City Council meeting (Resolution C317-97) with the following modification:

1. Delete condition 2(4) and replace with the following:

“2(4) a minimum of 18 visitor parking spaces shall be provided;”

That staff prepare the appropriate documents for the consideration of City Council.

CARRIED

PLANNING AND BUILDING COMMITTEE MINUTES – October 20, 1997

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- F 5. Report from A. Rezoski, Development Planner, dated October 15, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW – AIRPORT-7 POWER CENTRES LIMITED C/O FIRST PROFESSIONAL MANAGEMENT – WARD 9** (File C6E5.7).

Mr. Dennis Wood advised that his client is in full support of the staff recommendation. He confirmed that his client has purchased the property to the north of approximately 23 acres. The area is presently designated commercial.

- PB218-97 That the delegation of Mr. Dennis Wood, McCarthy Tetrault, to the Planning and Building Committee meeting of October 20, 1997, re: **AIRPORT-7 POWER CENTRES LIMITED** (File C6E5.7) be received.

CARRIED

- PB219-97 That the report from A. Rezoski, Development Planner, dated October 15, 1997, to the Planning and Building Committee meeting of October 20, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW – AIRPORT-7 POWER CENTRES LIMITED C/O FIRST PROFESSIONAL MANAGEMENT – WARD 9** (File C6E5.7) be received; and

That the application be approved subject to the following conditions:

1. The Service Commercial – Section 721 (SC – Section 721) zone shall be amended as follows:
 - a) Add to section 721.1.1, the list of permitted uses, a supermarket;
 - b) Add to section 721.1.2, the following requirements and restrictions:
 - 1) 15% of the total gross leasable floor area permitted by section 6 shall be in commercial retail units having a floor plate over 929 square metres (10,000 square feet) in area;
 - 2) a minimum of 60% of the total gross leasable floor area permitted by section 6 shall be in commercial retail units having a floor plate over 1,858 square metres (20,000 square feet) in area;
 - 3) a maximum of 7% of the total gross leasable floor area permitted by section 6 shall be in commercial retail units having a floor plate less than 465 square metres (5,000 square feet);
 - 4) a maximum of one supermarket shall be permitted;
 - 5) the maximum gross leasable floor area devoted to the sale of food within a supermarket shall not exceed 6,038 square metres (65,000 square feet); and
 - 6) the maximum gross leasable floor area for the entire development shall be 37,160 square metres (400,000 square feet).

That staff prepare the appropriate documents for the consideration of City Council.

CARRIED

- F 6. Report from D. Waters, Policy Planner, dated October 15, 1997, re: **PROPOSED OFFICIAL PLAN AMENDMENT – AIRPORT ROAD/NORTH PARK DRIVE SPECIAL STUDY AREA – WARDS 10 & 11** (File P25 S13.1).

There was general discussion with regards to the noise study.

- PB223-97 That the report from D. Waters, Policy Planner, dated October 15, 1997, to the Planning and Building Committee meeting of October 20, 1997, re: **PROPOSED OFFICIAL PLAN AMENDMENT – AIRPORT ROAD/NORTH PARK DRIVE SPECIAL STUDY AREA – WARDS 10 & 11** (File P25 S13.1) be received; and

That Section 3.3.1 (General Industrial) of the proposed Airport Road/North Park Drive Special Study Area Official Plan Amendment be revised as follows:

“The industrial uses permitted by the General Industrial designation shall include such activities as warehousing, manufacturing, the storage of finished goods, offices ancillary to an industrial use, ancillary retail (up to 15% of the total gross floor area of a building), retail and service uses (only within an industrial mall, to a maximum of 464.5 square metres or 5% of the floor area of the building, whichever is less), restaurants (one per industrial mall, to a maximum of 464.5 square metres), and banquet halls in accordance with the policies of the Official Plan. The range of industrial uses abutting residential lands shall be limited for compatibility purposes and shall exclude a builders supply yard, but shall effectively include the expansion of the existing transport terminal on the lands known municipally as 2250 North Park Drive.”

That Section 3.4.2 (Special Policy Area Number 2) of the proposed Airport Road/North Park Drive Special Study Area Official Plan Amendment be revised as follows:

“The expansion of the existing transport terminal on the lands known municipally as 2250 North Park Drive is effectively permitted, and the expansion of other general industrial use(s) on the lands identified as Special Policy Area Number 2 on Schedule SP13(b) shall be limited to achieve compatibility with the designated adjacent residential lands. Trucks and tractor-trailers with refrigeration units shall generally be prohibited from parking within Special Policy Area Number 2. The exact location of designated parking facilities (including appropriate signage) will be determined at site plan approval and required as a condition of the site plan agreement.

In addition to the requirements of Section 5.2.4, a supplementary noise study shall be undertaken by owners of the residential lands bounded by Bovaird Drive to the north, North Park Drive to the south, Torbram Road to the west and Lethbridge Drive to the east to evaluate the expansion of the existing transport terminal proposed by McKinlay Transport in order to recommend noise attenuation facilities and measures sufficient to support a residential designation to the satisfaction of the City of Brampton and the Ministry of Environment and Energy. The remainder of Special Policy Area Number 2 that is designated residential on Schedule SP13(b) which is not identified as required for mitigation purposes may be developed for residential uses in accordance with the policies of this Chapter. The lands identified on either side of the residential/industrial interface line as Special Policy Area Number 2

on Schedule SP13(b) shall accommodate a portion of a berm to facilitate the placement of noise walls, screening fences or other attenuation measures on the adjacent residential lands.”

That Schedule SP13(b) of the proposed Airport Road/North Park Drive Special Study Area Official Plan Amendment be revised by extending Special Policy Area Number 2 to include a 24 metre wide band on the lands generally proposed for residential development that are immediately to the north and west of the McKinlay Transport property as shown on the attached Map 1;

That staff be directed to prepare the necessary documents to extend Interim Control By-Law 162-96 for approximately one month (expiring on November 25, 1997) and that these documents be submitted to the October 27, 1997 City Council meeting for approval;

That staff be directed to use appropriate discretion to craft the necessary policy and mapping adjustments, including minor adjustments/corrections before submitting the Airport Road/North Park Drive Special Study Area Official Plan Amendment for adoption; and,

That the Airport Road/North Park Drive Special Study Area Official Plan Amendment, including the preceding adjustments, be submitted to the October 27, 1997 City Council meeting for adoption by By-Law and for subsequent submission to the Regional Municipality of Peel for approval.

CARRIED

- F 7. Report from R. O’Hearn, Manager, Zoning Division, dated October 8, 1997, re: **THE PROVISIONS OF THE ZONING BY-LAWS WITH RESPECT TO THE LANDSCAPING AND PAVING OF REAR YARDS OF RESIDENTIAL PROPERTIES** (File P45GE-1).

PB224-97 That the Report from R. O’Hearn, Manager, Zoning Division, dated October 8, 1997, to the Planning and Building Committee meeting of October 20, 1997, re: **THE PROVISIONS OF THE ZONING BY-LAWS WITH RESPECT TO THE LANDSCAPING AND PAVING OF REAR YARDS OF RESIDENTIAL PROPERTIES** (File P45GE-1) be received; and

That direction be given in terms of implementing restrictions to the paving of rear yards for the purpose of parking motor vehicles; and

That Council implements a restriction to the City’s zoning by-laws to restrict the paving of rear yards for the purpose of parking motor vehicles and the following restrictions be included for urban lots up to ½ acre in size:

1. limit the paving of rear yards for the purpose of parking motor vehicles to driveways related to detached garages in the rear yards that have been constructed in accordance with the provisions of the zoning by-laws;
2. limit the width of a driveway leading to a detached garage to a maximum of 3 metres to avoid the extensive paving of rear yard for parking purposes.

CARRIED

- F 8. Report from C. Saunders, Policy Planner, dated October 15, 1997, re: **FLETCHERS MEADOW SECONDARY PLAN PUBLIC AND AGENCY COMMENTS** (File P25SP44).

Direction was given that a proper buffer be provided for the existing residents on Wanless Drive.

- PB209-97 That the Report from C. Saunders, Policy Planner, dated October 15, 1997, to the Planning and Building Committee meeting of October 20, 1997, re: **FLETCHERS MEADOW SECONDARY PLAN PUBLIC AND AGENCY COMMENTS** (File P25SP44) be **deferred** until a letter of agreement with the landowners be received as set out in H1 of this agenda.

CARRIED

G. DEVELOPMENT SERVICES REPORTS

- * G 1. Report from Management and The Planning and Economic Development Team.

- PB202-97 That the report from Management and The Planning and Economic Development Team, to the Planning and Building Committee meeting of October 20, 1997, recommending that the Planning and Building Committee consider reports in respect of the following, be received:

- **TRINITY DEVELOPMENTS LIMITED – WARD 10** (File C3E12.5)
- **AUSOME HOLDINGS INC. – WARD 4** (File C1W5.31)
- **VESTA FAMILY RESTAURANT – WARD 8** (File T3E15.15)
- **METRUS MANAGEMENT INC. – WARD 10** (File C4E11.7)
- **SENATOR HOMES LIMITED – WARD 6** (File C2W9.6)

CARRIED

- G 2. **TRINITY DEVELOPMENTS LIMITED – WARD 10** (File C3E12.5).

The delegation, Mr. Art Welter, Trinity Development Group Limited, advised that he did not wish to speak at this time because he is in agreement with the staff recommendation with the amendment as introduced by City Councillor Jeffrey.

The following amendment was introduced:

- PB210-97 That prior to the issuance of residential building permits for the residential components of Trinity Developments Limited that the Peel County Game Farm shall have relocated or ceased to operate outdoor activities.

CARRIED

The following was then introduced:

- PB211-97 That the report from N. Grady, Development Planner, dated October 15, 1997, to the Planning and Building Committee meeting of October 20, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW – TRINITY DEVELOPMENTS LIMITED – WARD 10** (File C3E12.5) be received; and

That a public meeting be held in accordance with City Council procedures; and

That the 10 screen movie theatre component of the application be referred to a public meeting without a recommendation, and that staff is directed to report back to the Planning and Building Committee on this specific development component in conjunction with the implementation strategy for entertainment uses; and

That subject to the results of the public meeting, staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following conditions:

1. The amending zoning by-law shall contain the following provisions:
 1. shall only be used for the purposes of an apartment dwelling
 2. shall be subject to the following requirements and restrictions:
 - a) Minimum Interior Side Yard and Rear Yard Width: 10 metres, or 1/2 the building height, whichever is greater, except where it abuts a commercial zone, the minimum requirement is 10 metres.
 - b) Maximum Building Height- 10 storeys;
 - c) Maximum Number of Apartment Dwelling units: 188
 - d) Minimum Landscaped Open Space- 40% of the lot area;
 - e) Minimum Number of Parking Spaces- 1.8 spaces per dwelling unit; and,
 3. Shall also be subject to the requirements and restrictions relating to the R4A zone and all general provisions of this by-law which are not in conflict with the ones set out above.

The proposed commercial zoning standards are as follows:

1. shall only be used for the following purposes:
 - (1) a retail warehouse;
 - (2) a home furnishings and home improvement retail warehouse;
 - (3) a drive-in restaurant;
 - (4) a fast food restaurant;
 - (5) a convenience store;
 - (6) an art gallery;
 - (7) a gas bar;
 - (8) the purposes permitted in a C3 zone by Section 31.3.1.

2. shall be subject to the following requirements and restrictions:
 - a) the maximum aggregate gross floor area for all uses shall not exceed 84,000 square metres;
 - b) except for driveway locations, landscaped open spaces shall be provided as follows:
 - a minimum 6.0 metre wide strip abutting Bovaird Drive;
 - a minimum 3.0 metre wide strip abutting Highway 410, and
 - a minimum 6.0 metre wide strip abutting Naismith Drive;
 - c) Minimum Front Yard Depth:
9 metres, except where it abuts a residential use, in which case 15 metres;
 - d) Minimum Exterior Side Yard Depth:
9 metres, except where it abuts a residential use, in which case 15 metres;
 - e) Minimum Interior Side Yard Depth:
9 metres, except where it abuts a residential use, in which case 15 metres;
 - f) Minimum Rear Yard Depth:
9 metres, except where it abuts a residential use, in which case 15 metres;
 - g) no buildings or structures shall be located within 13.7 metres of the Highway Number 410 right-of-way;
 - h) Maximum Building Height - 8 storeys
 - i) restaurant refuse storage shall be enclosed in a climate controlled area within a building;
 - j) any commercial unit having a floor area greater than 600 square metres shall have the opening of waste disposal and loading facilities facing away from residential uses, and shall be appropriately screened; and
 - k) no outside storage of goods, material or machinery shall be permitted
 - l) minimum landscaped open space: 8 per cent of the lot area.
 3. shall also be subject to the requirements and restrictions relating to the C3 zone and all general provisions of this by-law which are not in conflict with the ones set out above.
2. Prior to the enactment of the zoning by-law, the applicant shall enter into a development agreement with the City, which shall include the following:

- a) Prior to the issuance of a building permit, a site development plan, fencing plan, landscape plan, grading and drainage plan, elevation cross section drawings, a fire protection plan and engineering and servicing plans shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans and the revised servicing for the site.
- b) The applicant shall satisfy all financial, landscaping, engineering and other requirements of the City of Brampton and the Regional Municipality of Peel, including the payment of Regional and City development charges in accordance with their respective Development Charges By-laws.
- c) The applicant shall agree to grant easements, as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities.
- d) All lighting shall be designed and orientated so as to minimize glare on surrounding properties and roadways.
- e) The applicant shall locate and screen waste disposal facilities such that they are not directly visible from Bovaird Drive, Naismith Street and Highway Number 410.
- f) Roof top mechanical units shall be screened from public Roads and adjacent apartments.
- g) The applicant shall agree to provide an on-site litter pick up service which shall clear litter from the subject lands at least twice weekly.
- h) Prior to the issuance of a building permit, the applicant shall make arrangements satisfactory to the Commissioner of the Works and Transportation Department for the construction of the Naismith Street extension (to its full 26 metre right-of-way width as designated in the Official Plan) to the northerly limits of the development.
- i) The applicant shall submit a Stormwater Management Implementation Report to the satisfaction of the Commissioner of the Works and Transportation Department.
- j) The applicant shall pay cash-in-lieu of parkland for any residential development on the subject lands in accordance with the Planning Act and City Policy.
- k) The applicant shall convey to the City and Brampton Hydro, hydro easements to the City and Brampton Hydro in locations satisfactory to Brampton Hydro.
- l) The applicant shall provide three (3) concrete bus stop pads measuring 3.66 m x 7.62m at the following locations:
 - i) On the west side of Naismith St. north of Street P;

- ii) On the west side of Nasmith St. north of Bovaird and,
- iii) On the north side of Bovaird Dr., at and east of the centre access to the subject lands.
- m) The applicant shall deed to the City, at no cost to the City, an area to accommodate a transit facility of a size and in a location acceptable to the Commissioner of the Works and Transportation Department.
- n) Prior to the issuance of a building permit, the applicant shall meet all of the requirements of the Works and Transportation Department for the provision of access to the Transit Facility including the use of the internal road system.
- o) Prior to the issuance of a building permit, satisfactory arrangements shall be made with the Region of Peel, the Ministry of Transportation and the Commissioner of the Works and Transportation Department regarding access to the subject lands.
- p) Prior to the issuance of a building permit, the applicant shall provide a final copy of the Traffic Impact Study for the analysis and review of the Works and Transportation Department.

CARRIED

* G 3. **AUSOME HOLDINGS INC. – WARD 4** (File C1W5.31).

PB203-97 That the report from R. Nykyforchyn, Development Planner, dated October 8, 1997, to the Planning and Building Committee meeting of October 20, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW – AUSOME HOLDINGS INC. – WARD 4** (File C1W5.31) be received; and

That a Public Meeting be held in accordance with City Council procedures; and

Subject to the results of the Public Meeting, staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

1. The amending zoning by-law shall contain the following provisions:
 - (a) the subject lands shall be zoned with a site Service Commercial (SC) zone category which shall only permit an office use; and,
 - (b) shall be subject to the following requirements and restrictions:
 1. the maximum permitted gross floor area devoted to office use shall be 295.0 square metres;
 2. the minimum lot width shall be 34.0 metres;
 3. the minimum landscaped open space area shall be as follows:
 - (i) in the front yard, 60 per cent of the required front yard depth; and,

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- (ii) in the exterior side yard, 40 per cent of the required exterior side yard; and,

4. the minimum driveway aisle width leading to a parking space shall be 6.2 metres.
2. Prior to the enactment of the amending zoning by-law, the owner shall make arrangements, satisfactory with the City, to:
 - (a) convey a 3.0 metre road widening to the City along the entire Queen Street West frontage of the site;
 - (b) convey a 2.5 metre road widening to the City along the entire Mill Street South flankage of the site;
 - (c) convey a 10.0 metre by 10.0 metre day lighting triangle along the as-widened limits of the Queen Street West and Mill Street South right-of-ways;
 - (d) convey a 0.3 metre reserve to the City across the entire Queen Street West frontage of the site, and along the site triangle; and,
 - (e) acknowledge that:
 1. prior to the use of the building for an office, a change of use/building permit(s) will be obtained to address the change of land use and any renovations being proposed;
 2. prior to the use of the building for an office, the approval of the Commissioner of Planning and Building, in consultation with the Brampton Heritage Board, will be obtained for any significant renovation work being done to the exterior of the building; and,
 3. on-site waste collection will be handled by a private waste hauler at the applicants expense.

CARRIED

* G 4. **VESTA FAMILY RESTAURANT – WARD 8** (File T3E15.15).

PB204-97 That the report from P. Snape, Development Planner, dated October 15, 1997, to the Planning and Building Committee meeting of October 20, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW – VESTA FAMILY RESTAURANT – 1315 STEELES AVENUE EAST – WARD 8** (File T3E15.15) be received; and

That a public meeting be held in accordance with City Council procedures; and

That subject to the results of the public meeting to remove the site plan schedule from the zoning by-law, the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following condition:

1. That prior to the enactment of the zoning by-law, the applicant shall make arrangements satisfactory to the City of Brampton Legal Services Department to ensure the necessary rights of way across the severed and retained lands are established through the consent application process.

CARRIED

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* G 5. **METRUS MANAGEMENT INC. – WARD 10** (File C4E11.7).

PB205-97 That the report from P. Snape, Development Planner, dated October 15, 1997, to the Planning and Building Committee meeting of October 20, 1997, re: **PROPOSED DRAFT PLAN OF SUBDIVISION – METRUS DEVELOPMENT INC. – WARD 10** (File C4E11.7) be received; and

** Note: Still awaiting planner to provide recommendation for minutes **

CARRIED

* G 6. **SENATOR HOMES LIMITED – WARD 6** (File C2W9.6).

PB206-97 That the report from J. Corbett, Director of Development Services, dated October 14, 1997, to the Planning and Building Committee meeting of October 20, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW – SENATOR HOMES LIMITED – WARD 6** (File C2W9.6) be received; and

That the application be considered at the regularly scheduled public meeting of December 3, 1997, without recommendation, subject to the following condition:

- 2.1 That the applicant submit a revised site plan addressing the issues identified in section 5.0 of this report, prior to the public meeting and to the satisfaction of the Commissioner of Planning and Building.

CARRIED

H. **POLICY AND RESEARCH REPORTS**

H 1. Report from C. Chung, Policy Planner, dated October 15, 1997, re: **COST SHARING AGREEMENTS AMONGST LANDOWNERS FOR NEW SECONDARY PLAN AREAS** (Files P25S-40, P25S-41, P25S-42, P25S-44 and P25S-45).

PB225-97 That the report from C. Chung, Policy Planner, dated October 15, 1997, to the Planning and Building Committee meeting of October 20, 1997, re: **COST SHARING AGREEMENTS AMONGST LANDOWNERS FOR NEW SECONDARY PLAN AREAS** (Files P25S-40, P25S-41, P25S-42, P25S-44 and P25S-45) be received; and

That Council confirm, in accordance with the current policies of the Official Plan and secondary plans, that landowners' cost sharing agreements will be required prior to the approval of any final plan of subdivision, secondary plan amendments, as appropriate, or other applicable development applications within the new secondary plan areas to ensure the orderly implementation of such plans or applications;

That an appropriate condition of approval be included in the Conditions of Draft Approval and in the conditions for other applicable development applications within new secondary plan areas to require the applicant/landowner to sign the Landowners' Cost Sharing Agreement;

That Council direct staff to immediately inform the major landowners in each new secondary plan area and each relevant secondary plan amendment area (including the major Bram East, Vales of Castlemore, Bram West and Fletchers Meadow landowners) of Council's requirement for landowners' cost sharing agreements amongst each other so that they can begin working on such agreements so that no delay is incurred in the approval of development plans in these secondary plan areas.

CARRIED

- H 2. Report from D. Waters, Policy Planner, dated October 15, 1997, re: **GREATER TORONTO AIRPORTS AUTHORITY NOISE MANAGEMENT PROGRAM FOR LESTER B. PEARSON INTERNATIONAL AIRPORT** (File P40 LE).

There was discussion with regards to the airplane noise during the middle of the night, flight elevations and current procedures.

Direction was given that the issues of concern be introduced at the Noise Management Committee and those answers or responses be circulated to the Mayor and Members of Council.

- PB226-97 That the report from D. Waters, Policy Planner, dated October 15, 1997, to the Planning and Building Committee meeting of October 20, 1997, re: **GREATER TORONTO AIRPORTS AUTHORITY NOISE MANAGEMENT PROGRAM FOR LESTER B. PEARSON INTERNATIONAL AIRPORT** (File P40 LE) be received; and

That the GTAA be advised that the City of Brampton supports the draft Noise Management Agreement in principle, subject to:

- (a) the inclusion of a clause that requires the GTAA to request the Noise Management Committee or the Community Consultative Committee to review and provide input on applications for Pre-Approved Night Operations prior to a GTAA decision thereon; and,
- (b) the substitution of the words "will consider" for the words "may consider" in section 2.4 thereof; and,

That the City Clerk forward this report to the Region of Peel, the City of Mississauga and the Greater Toronto Airports Authority for their information.

CARRIED

- H 3. Report from C. Chung, Policy Planner, dated October 15, 1997, re: **SANDRINGHAM-WELLINGTON SECONDARY PLAN #28 (SPRINGDALE) – RELEASE OF THE PHASE II AREA** (File P25S-28).

- PB227-97 That the report from C. Chung, Policy Planner, dated October 15, 1997, to the Planning and Building Committee meeting of October 20, 1997, re: **SANDRINGHAM-WELLINGTON SECONDARY PLAN #28 (SPRINGDALE) – RELEASE OF THE PHASE II AREA** (File P25S-28) be received; and

That a public meeting be held to address the removal of the Phase I/Phase II boundary designation and corresponding policies from the Sandringham-Wellington Secondary Plan in order to release the lands in the Phase II area for processing and development purposes;

That Council endorse the principle of releasing the Phase II area in the Springdale Secondary Plan area for processing and development purposes by amending the Sandringham-Wellington Secondary Plan #28, subject to the results of the public meeting and corresponding further staff report;

That the report entitled “*Sandringham-Wellington Secondary Plan #28 (Springdale) - Release of the Phase II Area*” dated October 15, 1997, be forwarded to the Region of Peel for comments.

CARRIED

- H 4. Report from S. Hill, Policy Planner, dated October 15, 1997, re: **CITY OF BRAMPTON OFFICIAL PLAN - PROPOSED IMPLEMENTATION STRATEGY FOR ECONOMIC BASE POLICIES** (File P25OV).

PB228-97 That the report from S. Hill, Policy Planner, dated October 15, 1997, to the Planning and Building Committee meeting of October 20, 1997, re: **CITY OF BRAMPTON OFFICIAL PLAN - PROPOSED IMPLEMENTATION STRATEGY FOR ECONOMIC BASE POLICIES** (File P25OV) be received; and

That the zoning by-law amendment regarding restaurant uses in industrial malls, attached as Appendix 2 hereto, be forwarded to Council for enactment; and

That the proposed zoning by-law amendment that would limit office uses in industrial malls, exclusive of medical offices, real estate offices, lawyers offices, and administrative offices of school boards and municipal government, to a maximum gross leasable area of 10% of the total gross floor area of the building be endorsed by Council for presentation and discussion at the next available Public Meeting of the Planning and Building Committee, and subsequent to consideration of such public input, an appropriate final set of by-law amendments be presented for Council enactment; and

That the guidelines for retail uses in Industrial and Business Industrial designations as set out in the November 6, 1996 staff report and set out in Section 3.4 of this report be endorsed for continued use, subject to staff and Council monitoring of its relevance in achieving the objectives of the Official Plan; and

That staff be directed to initiate the work program for the reformulation of the City's secondary plans as soon as practicable, and that options also be presented respecting the resources and timelines required for the overall project in conjunction with the 1998 budget deliberations.

CARRIED

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- H 5. Report from B. Winterhalt, Director of Planning Policy & Research, dated October 15, 1997, re: **EXTENSION OF HOUSING MIX/DENSITY FLEXIBILITY – SPRINGDALE SECONDARY PLAN** (File SP25S-28).

PB229-97 That the report from B. Winterhalt, Director of Planning Policy & Research, dated October 15, 1997, to the Planning and Building Committee meeting of October 20, 1997, re: **EXTENSION OF HOUSING MIX/DENSITY FLEXIBILITY – SPRINGDALE SECONDARY PLAN** (File SP25S-28) be received; and

That the extension of the Housing Mix/Density Flexibility Policy to the whole of the Springdale Secondary Plan area be endorsed-in-principle;

That this proposal be presented at a Public Meeting, and that, given its technical nature and its applicability to the whole of the Springdale Secondary Plan area, a newspaper advertisement be selected as the only means of notification in accordance with the Planning Act and Council procedures; and

That, subject to the results of the Public Meeting, staff be further directed to prepare the specific Secondary Plan Amendment documents to implement the Housing Mix/Density Flexibility Policy for the whole of the Springdale Secondary Plan area.

CARRIED

- H 6. Report from C. Brawley, Manager, Land Use Policy, dated October 15, 1997, re: **ESKER LAKE NORTH – BACKGROUND STUDY AND DRAFT SECONDARY PLAN** (File P25S4.1).

PB230-97 That the report from C. Brawley, Manager, Land Use Policy, dated October 15, 1997, to the Planning and Building Committee meeting of October 20, 1997, re: **ESKER LAKE NORTH – BACKGROUND STUDY AND DRAFT SECONDARY PLAN** (File P25S4.1) be received; and

That the staff report and draft secondary plan be circulated to internal departments and external agencies to solicit input and comments;

That a public meeting be held in accordance with City Council procedures to receive public input and comment on the proposed secondary plan; and,

That subject to the results of the document circulation and public meeting, staff be directed to submit the Esker Lake North secondary plan to City Council for further consideration and adoption.

CARRIED

The following was introduced by City Councillor Jeffrey:

PB231-97 That prior to the issuance of residential building permits that the Peel County Game Farm shall either have relocated or ceased to operate outside activities.

CARRIED

I. BUILDING REPORTS

* I 1. **BUILDING PERMITS FOR THE MONTH OF AUGUST 1997** (File A20).

PB207-97 That the **BUILDING PERMITS FOR THE MONTH OF AUGUST 1997** (File A20), to the Planning and Building Committee meeting of October 20, 1997, be received.

CARRIED

J. URBAN DESIGN AND ZONING REPORTS

J 1. Report from R. O'Hearn, Manager, Zoning Division, dated October 3, 1997, re:
QUATTROPLEX HOUSING SITE SPECIFIC ZONE R2B SECTION 600 AND R2B SECTION 655, BY-LAW 151-88 (File P45GE-1).

Ms. Jimmink, 41 Desert Sand Drive, advised that she is representing the homeowners of the front units of the Quattroplex townhomes on Desert Sand Drive. She addressed the main issue of concern being the design of the part lot division for the townhomes and what each unit legally owns. She requested that staff implement amendments to the existing zoning by-law. She submitted a package containing background material for the record.

Mr. Rodger Batch, 79 Desert Sand Drive, is concerned that, although he is amicable with his present neighbour regarding property lines, if a new owner occupies the back unit many problems will arise. He requested that a solution satisfactory to everyone be reached.

Ms. Gena Tanner, 81 Desert Sand Drive, submitted a petition signed by the residents for the record.

Mr. and Mrs. Bapoo, 91 Desert Sand Drive, is the owner of a back unit in the Quattroplex townhomes and would like to reach an amicable solution so that the neighbourhood will remain friendly and family oriented.

Mr. Norm Meyer and Mr. Glen Gourlay also expressed their concerns and comments in regards to this issue.

PB215-97 That the following delegations, to the Planning and Building Committee meeting of October 20, 1997, re: **"TOWNWOOD HOMES" QUATTROPLEX TOWNHOMES ON DESERT SAND DRIVE** (File G20/P45GE-1) be received:

1. Ms. Elisabeth Jimmink, 41 Desert Sand Drive
2. Mr. Rodger Batch, 79 Desert Sand Drive
3. Ms. Gena Tanner, 81 Desert Sand Drive
4. Mr. and Mrs. Bapoo, 91 Desert Sand Drive
5. Mr. Norm Meyer, 47 Desert Sand Drive
6. Mr. Glen Gourlay, 49 Yellow Brick Road

That the petitions be received and referred to staff.

CARRIED

The following was introduced at the request of City Councillor Sprovieri:

PB216-97 That all residents on Desert Sand Drive and the Chairman of the Bram Valley Homeowners' Association or his delegate be invited to the public meeting on Saturday, October 25, 1997 at 10:00 a.m. in the Council Chambers at City Hall with regards to Townwood Homes Quattroplex; and

That those property owners on Quail Feather who have Quattroplex problems with Townwood Homes also be invited.

CARRIED

PB217-97 That the Report from R. O'Hearn, Manager, Zoning Division, dated October 3, 1997, to the Planning and Building Committee meeting of October 20, 1997, re: **QUATTROPLEX HOUSING SITE SPECIFIC ZONE R2B SECTION 600 AND R2B SECTION 655, BY-LAW 151-88** (File P45GE-1) be received; and

That staff is directed to initiate an application to amend the zoning by-law and hold a public meeting in accordance with City Council procedures; and

That subject to the results of the public meeting, staff is directed to prepare an amendment to the zoning by-law for consideration of City Council.

CARRIED

K. HERITAGE BOARD MINUTES

* K 1. Minutes – **BRAMPTON HERITAGE BOARD** – September 18, 1997.

PB208-97 That the Minutes of the **BRAMPTON HERITAGE BOARD** dated September 18, 1997, to the Planning and Building Committee meeting of October 20, 1997, be approved as printed and circulated.

CARRIED

The recommendations were approved as follows:

HB042-97 That the Agenda for the Brampton Heritage Board meeting of September 18, 1997, be approved as amended to add:

- 8.3 Peel Heritage Complex Update
- 8.4 Brampton Heritage Board Meeting Dates

HB043-97 That the minutes of the Brampton Heritage Board meeting held August 12, 1997, be approved as printed and circulated.

HB044-97 That the correspondence from Joanna Bedard, Chair, Ontario Heritage Foundation, dated August 14, 1997, to the Brampton Heritage Board meeting of September 18, 1997, re: **NOMINATION OF WILMA ALLISON** be received.

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- HB045-97 That the report from D. Naylor, re: Plaque Program be received; and
- That the size of the place be approximately 17" x 14", with an off white background and maroon lettering, and the information given be the original owner/notable owner's name and occupation and the date of construction.
- HB046-97 That 3,000 copies of the Brampton Heritage Board Newsletter, entitled *The Brampton Heritage Times*, be printed and circulated to the Information Kiosk at City Hall, The Peel Heritage Complex and all branches of the Brampton Public Library.
- HB047-97 That the correspondence from R. Nykyforchyn, Development Planner, City of Brampton, dated September 10, 1997, to the Brampton Heritage Board meeting of September 18, 1997, re: **AUSOME HOLDINGS INC. – 147 QUEEN STREET WEST** (File C1W5.31) be received; and
- That any exterior changes that may be made to 147 Queen Street West be brought to the Brampton Heritage Board for review; and
- That the Brampton Heritage Board would like to thank the new owners of 147 Queen Street West for preserving/maintaining a heritage building; and would like to approach the owners about designating the building; and
- That the Brampton Heritage Board would like to be notified of any redevelopment of possible heritage properties.
- HB048-97 That the correspondence to the Brampton Heritage Board at its meeting of September 18, 1997, be received as listed.
- HB049-97 There being no further discussion the meeting adjourned at 10:00 p.m.

L. **OTHER BUSINESS**

- L 1. Discussion, re: **WILLIAMS PARKWAY ENVIRONMENTAL ASSESSMENT** (File).

The following was introduced at the request of Regional Councillor Bissell:

- PB232-97 That the following recommendation be referred to the Works and Transportation Committee meeting of October 22, 1997:
- Whereas the BRAM East Secondary Plan requires that the alignment of the road is subject to an environmental assessment; and
- Whereas the City of Brampton advised MTRCA by letter dated April 3, 1997 that City Council had approved the commencement of an environmental assessment study process in 1997; and
- Whereas development planning in the BRAM East Secondary Plan will be delayed pending completion of the environmental assessment; and

PLANNING AND BUILDING COMMITTEE MINUTES – October 20, 1997

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Whereas the environmental assessment for Humberwest Parkway, which identified the future extension of Williams Parkway, has been completed and approved; and

Whereas the consulting engineering firm of Candevcon Limited has extensive experience and knowledge of the subject area having carried out the environmental assessment for Humberwest Parkway, the BRAM East/Vales of Castlemore Transportation Study and participated in the West Humber River Subwatershed Study;

Be it resolved that:

1. The City of Brampton engage the firm of Candevcon Limited to carry out the environmental assessment of the extension of Williams Parkway easterly from Sun Pac Boulevard, as an extension to their contract for the Humberwest Parkway environmental assessment, subject to an appropriate fee arrangement being negotiated and being approved by City Council;
2. That the Commissioners of Planning and Building and Works and Transportation establish Terms of Reference for the Study and negotiate the related fee arrangement with Candevcon Limited;
3. That the Commissioners of Planning and Building and Works and Transportation report back to Council on November 24, 1997.

CARRIED

M. QUESTION PERIOD - nil

N. CLOSED MEETING - nil

O. ADJOURNMENT

PB233-97 That the Planning & Building Committee do now adjourn to meet again on December 8, 1997, or at the call of the chair.

CARRIED

<p style="text-align: center;">PLANNING AND BUILDING COMMITTEE MINUTES DECEMBER 8, 1997</p>

MEMBERS PRESENT: Regional Councillor P. Palleschi (Chair) (left at 9:05 pm)
City Councillor G. Gibson (Vice-Chair) (assumed Chair at 9:05 pm)
Mayor Peter Robertson
Regional Councillor L. Bissell (left at 11:02 pm)
Regional Councillor S. Fennell
Regional Councillor G. Miles
Regional Councillor P. Palleschi
City Councillor R. Hunter (arrived at 8:02 pm/left at 10:10 pm)
City Councillor L. Jeffrey (left at 11:02 pm)
City Councillor B. Callahan
City Councillor S. DiMarco
City Councillor J. Hutton
City Councillor B. Cowie (left at 10:10 pm)
City Councillor D. Metzack (left at 10:10 pm)
City Councillor J. Sprovieri
City Councillor S. Hames (left at 10:10 pm)

MEMBERS ABSENT: Regional Councillor R. Begley (Bereavement)
City Councillor P. Richards (Vacation)

STAFF PRESENT: J. Marshall, Commissioner of Planning & Building
J. Metras, Commissioner of Legal Services & City Solicitor
J. Corbett, Director of Development Services, Planning & Building
B. Winterhalt, Director of Planning Policy & Research
K. Walsh, Director of Facility Development & Property Management
B. Lee, Director of Urban Design & Zoning
R. Bino, Manager of Development Services, Works & Transportation
D. Ross, Manager of Development Planning
K. Ash, Development Planner
C. Chung, Policy Planner
L.J. Mikulich, City Clerk
M. Frape, Clerks Assistant Jr.

The meeting was called to order at 7:50 p.m., recessed at 10:10 p.m., reconvened at 10:20 p.m. and adjourned at 11:20 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation
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A.	PB234-97	APPROVAL OF AGENDA
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D 1.		Delegation, re: PROPOSED ZONING BY-LAW AMENDMENT (File P45GE-1)
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D 2.	PB250-97	Delegation, re: TRINITY DEVELOPMENTS INC. – WARD 10 (File C3E12.5)
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PLANNING AND BUILDING COMMITTEE MINUTES – December 8, 1997

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D 3.	PB253-97	Delegation, re: SENATOR HOMES LIMITED – WARD 6 (File C2W9.6)
D 4.	PB255-97	Delegation, re: 717495 ONTARIO LIMITED (Glenrose Park) – WARD 6 (File C1W10.9)
D 5.	PB260-97	Delegation, re: THE SANDRINGHAM-WELLINGTON SECONDARY PLAN #28 (SPRINGDALE) – WARD 10 (File P25S-28).
F 1.	PB253-97	AUSOME HOLDINGS INC. – WARD 4 (File C1W5.31)
F 2.	PB236-97	VESTA FAMILY RESTAURANTS – WARD 8 (File T3E15.15)
F 3.	PB237-97	METRUS DEVELOPMENT INC. – WARD 10 (File C4E11.77)
F 4.	PB256-97	LIMITATION OF OFFICE USES IN INDUSTRIAL MALLS (File P25OV)
F 5.	PB248-97 PB249-97 PB250-97	TRINITY DEVELOPMENT GROUP LIMITED – WARD 10 (File C3E12.5)
F 6.	PB257-97	EXTENSION OF HOUSING MIX/DENSITY FLEXIBILITY – SPRINGDALE SECONDARY PLAN (File SP25S-28)
F 7.	PB258-97	THE VALES OF CASTLEMORE SECONDARY PLAN – WARD 10 (File P25S-42)
F 8.	PB259-97 PB260-97	THE SANDRINGHAM-WELLINGTON SECONDARY PLAN #28 (SPRINGDALE) – WARD 10 (File P25S-28)
F 9.	PB261-97	ESKER LAKE NORTH DRAFT SECONDARY PLAN (File P25S4.1)
G 1.	PB238-96	Report from Management and The Planning and Economic Development Team
G 2.	PB251-97 PB252-97 PB253-97	SENATOR HOMES LIMITED – WARD 6 (File C2W9.6)
G 3.	PB262-97	METRUS DEVELOPMENT INC. – WARD 10 (File C5E12.4)
G 4.	PB239-97	DYNAMM VILLAGE ON THE PARK CAPITAL INC. – WARD 9 (File CS 001/97)
G 5.	PB240-97	CITY OF BRAMPTON COMMUNITY SERVICES DEPARTMENT (Files C9E11.1, C5E16.1 and C4W13.3)
G 6.	PB254-97 PB255-97	717495 ONTARIO LIMITED (Glenrose Park) – WARD 6 (File C1W10.9)
G 7.	PB263-97	351658 ONTARIO LIMITED (Kaneff Properties Limited) – WARD 6 (File C4W5.5 and 21T-97003B)

PLANNING AND BUILDING COMMITTEE MINUTES – December 8, 1997

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|------|----------------------|---|
| H 1. | PB264-97 | THE PRIMARY OFFICE NODE STUDY TERMS OF REFERENCE (File P25S-36.1) |
| H 2. | PB265-97 | ECONOMIC BASE/CENTRAL AREA POLICY IMPLEMENTATION
PROPOSED COMMERCIAL/RETAIL MONITORING PROGRAM FOR
THE CITY OF BRAMPTON (File P12ST.1) |
| I 1. | PB241-97 | BUILDING PERMITS FOR THE MONTH OF SEPTEMBER 1997 (File A20) |
| I 2. | PB242-97 | BUILDING PERMITS FOR THE MONTH OF OCTOBER 1997 (File A20) |
| J 1. | PB246-97
PB247-97 | QUATTROPLEX HOUSING (File P45GE-1) |
| J 2. | PB243-97 | RESIDENTIAL LOTS AT THE END OF CUL-DE-SACS (File P45GE-1 and B45FE) |
| J 3. | PB244-97 | RESIDENTIAL SUBDIVISION 43M-740 (File P45GE-1) |
| L 1. | PB245-97 | SUB-DELEGATION OF APPROVAL AUTHORITY – CONSENT
APPLICATIONS (LAND DIVISION COMMITTEE) (File G31) |
| O. | PB266-97 | ADJOURNMENT |

Regional Councillor Palleschi, CHAIR

Prior to the commencement of the Planning and Building Committee meeting, the election of the Chair and Vice-Chair took place.

City Councillor Jeffrey nominated Regional Councillor Palleschi as Chair of the Planning and Building Committee. Nominations closed and Regional Councillor Palleschi assumed the Chair.

City Councillor Hames nominated City Councillor Gibson for Vice-Chair of the Planning and Building Committee. Nominations closed and City Councillor Gibson is Vice-Chair.

Note: These Chairs are to rotate in July 1999 in accordance with Council Policy.

A. APPROVAL OF AGENDA

- PB234-97 That the Agenda for the Planning and Building Committee Meeting dated December 8, 1997 be approved as amended to add:
- D 2. Additional delegation - Mr. Ronald Rivet, Project Manager, Design & Construction, Famous Players, re: **TRINITY DEVELOPMENTS INC. – WARD 10** (File C3E12.5) (See Item F5).
 - D 4. Mr. Michael Gagnon, Gagnon Consulting Planners & Urban Designers Ltd., re: **717495 ONTARIO LIMITED (Glenrose Park) – WARD 6** (File C1W10.9) (See Item G6).
 - D 5. Mr. Bob Hooshley, Metrus Development Inc., re: **THE SANDRINGHAM-WELLINGTON SECONDARY PLAN #28 (SPRINGDALE) – WARD 10** (File P25S-28) (See Item F8).
 - F 6. Report from B. Winterhalt, Director of Planning, Policy & Research, dated December 4, 1997, re: **EXTENSION OF HOUSING MIX/DENSITY FLEXIBILITY – SPRINGDALE SECONDARY PLAN** (File SP25S-28).
 - F 7. Report from C. Chung, Policy Planner, dated December 5, 1997, re: **THE VALES OF CASTLEMORE SECONDARY PLAN (Detailed Policy Modifications to Reflect an Executive Housing Concept and Responses to Public Meeting Input) – WARD 10** (File P25S-42).
 - F 8. Report from C. Chung, Policy Planner, dated December 5, 1997, re: **THE SANDRINGHAM-WELLINGTON SECONDARY PLAN #28 (SPRINGDALE): A Proposed Amendment to Release the Phase II Area – WARD 10** (File P25S-28).
 - F 9. Report from S. Mittman, Policy Planner, dated December 4, 1997, re: **ESKER LAKE NORTH DRAFT SECONDARY PLAN** (File P25S4.1).
 - J 1. Correspondence from Mrs. Elizabeth Jimmink, 41 Desert Sand Drive, dated November 10, 1997, re: **QUATTROPLEX HOUSING – PLANNING AND BUILDING COMMITTEE MEETING OF OCTOBER 20, 1997** (File G20).

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

- * The following items listed with an asterisk (*) are considered to be routine and non-controversial by the Committee and will be approved at one time. There will be no separate discussion of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(F1, F2, F3, G1, G4, G5, I1, I2, J2, J3, L1)

D. DELEGATIONS

- D 1. Ms. Elisabeth Jimmink, 41 Desert Sand Drive, re: **PROPOSED ZONING BY-LAW AMENDMENT** (File P45GE-1).

The delegation did not appear before Committee.

See Item J1 (Recommendations PB246-97 and PB247-97).

- D 2. Delegations, re: **TRINITY DEVELOPMENTS INC. – WARD 10** (File C3E12.5):

1. Mr. Rae McLaughlin, on behalf of Brykman Developments
2. Mr. Michael Manett, on behalf of LDASK MBC Corporation
3. Mr. Jeffrey Goldenberg, Fogler, Rubinoff, on behalf of Trinity Developments Inc.

Mr. Rae McLaughlin and Mr. Michael Manett withdrew their request to be a delegation and did not appear before Committee.

DEALT WITH UNDER ITEM F5 – RECOMMENDATIONS PB248-97 TO PB250-97.

- D 3. Mr. John Armstrong, Glen Schnarr & Associates, re: **SENATOR HOMES LIMITED – WARD 6** (File C2W9.6).

DEALT WITH UNDER ITEM G2 – RECOMMENDATIONS PB251-97 TO PB253-97.

- D 4. Mr. Michael Gagnon, Gagnon Consulting Planners & Urban Designers Ltd., re: **717495 ONTARIO LIMITED (Glenrose Park) – WARD 6** (File C1W10.9).

DEALT WITH UNDER ITEM G6 – RECOMMENDATIONS PB254-97 TO PB255-97.

- D 5. Mr. Bob Hooshley, Metrus Development Inc., re: **THE SANDRINGHAM-WELLINGTON SECONDARY PLAN #28 (SPRINGDALE) – WARD 10** (File P25S-28).

DEALT WITH UNDER ITEM F8 – RECOMMENDATIONS PB259-97 TO PB260-97.

E. DEFERRED/REFERRED ITEMS - nil

F. PUBLIC MEETING REPORTS

- * F 1. Report from R. Nykyforchyn, Development Planner, dated December 4, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW – AUSOME HOLDINGS INC. – WARD 4** (File C1W5.31).

PB235-97 That the report from R. Nykyforchyn, Development Planner, dated December 4, 1997, to the Planning and Building Committee meeting of December 8, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW – AUSOME HOLDINGS INC. – WARD 4** (File C1W5.31) be received; and

That the application be approved subject to the conditions approved by City Council at their meeting on October 27, 1997 (Resolution C374-97), with the exception of Condition B.2.(c), which should be amended to read as follows:

B.2.(c) convey a 7.5 metre by 7.5 metre day lighting triangle along the as-widened limits of the Queen Street West and Mill Street South right-of-ways; and

That staff prepare the appropriate documents for the consideration of City Council.

CARRIED

- * F 2. Report from P. Snape, Development Planner, dated December 4, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW – VESTA FAMILY RESTAURANTS – WARD 8** (File T3E15.15).

PB236-97 That the report from P. Snape, Development Planner, dated December 4, 1997, to the Planning and Building Committee meeting of December 8, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW – VESTA FAMILY RESTAURANTS – WARD 8** (File T3E15.15) be received; and

That the application be approved subject to the conditions approved by City Council at its meeting held on October 27, 1997 (Resolution C374-97); and

That staff prepare the appropriate documents for the consideration of City Council.

CARRIED

- * F 3. Report from P. Snape, Development Planner, dated December 4, 1997, re: **PROPOSED DRAFT PLAN OF SUBDIVISION – METRUS DEVELOPMENT INC. – WARD 10** (File C4E11.77).

PB237-97 That the report from P. Snape, Development Planner, dated December 4, 1997, to the Planning and Building Committee meeting of December 8, 1997, re: **PROPOSED DRAFT PLAN OF SUBDIVISION – METRUS DEVELOPMENT INC. – WARD 10** (File C4E11.77) be received; and

That the application be approved subject to the conditions approved by City Council at its meeting held on October 27, 1997 (Resolution C374-97); and

That staff prepare the appropriate documents for the consideration of City Council.

CARRIED

- F 4. Report from S. Hill, Policy Planner, dated December 4, 1997, re: **LIMITATION OF OFFICE USES IN INDUSTRIAL MALLS** (File P25OV).

PB256-97 That the Report from S. Hill, Policy Planner, dated December 4, 1997, to the Planning and Building Committee meeting of December 8, 1997, re: **LIMITATION OF OFFICE USES IN INDUSTRIAL MALLS** (File P25OV) be received; and

That staff coordinate a discussion of the proposed amendment regarding office use limitations in industrial malls with interested parties in January 1998, and report back to the Planning and Building Committee at the earliest possible date thereafter.

CARRIED

- F 5. Report from N. Grady, Development Planner, dated December 4, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW – TRINITY DEVELOPMENT GROUP LIMITED – WARD 10** (File C3E12.5).

See Item D2.

Mr. Jeffrey Goldenberg of Fogler, Rubinoff acts on behalf of Trinity Developments Inc. who is the applicant in this matter. Mr. Goldenberg advised that his client is in general agreement with the staff report but provided his comments with regards to the theatre component. He advised that the Official plan does permit entertainment uses on this parcel and his client is proposing the development of a Famous Players Multiplex as the first phase of development located at the north-east corner of the future Highway 410 extension and Bovaird Drive. He requested that the proposed theatre for the subject lands be approved.

J. Corbett, Director of Development Services, advised that staff have prepared a detailed market analysis and have examined market studies and staff conclude that the implementation of a cinema complex on this site may result in the potential closure of one of the three existing cinemas.

J. Metras, Commissioner of Legal Services and City Solicitor, advised Mr. Goldenberg that staff have been instructed to bring forward a court application for appeal and judicial review on the Ontario Municipal Board decision in regards to the First Gulf movie theatre application.

Mr. Ronald Rivet, Project Manager, Design & Construction, Famous Players, confirmed that the Gateway Cinema location will not close if the theatre is approved on the Trinity site. He advised that he will submit a letter to the Planning Department confirming this.

Direction was given that staff prepare an implementation strategy report in 1998.

The following amendment was introduced by City Councillor Sprovieri:

PB248-97 *That the Trinity Developments Inc. application be approved including the theatre component.*
LOST

LOST

PB249-97 That the report from N. Grady, Development Planner, dated December 4, 1997, to the Planning and Building Committee meeting of December 8, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW – TRINITY DEVELOPMENT GROUP LIMITED – WARD 10** (File C3E12.5) be received; and

That staff forward the request made by Mr. Delarme regarding the closure of a walkway to Bovaird Drive to the Works and Transportation Department for a written response and copies to the Regional and Ward Councillors; and

That the application be approved subject to the conditions approved by City Council on October 27, 1997 (Resolution C374-97) with the following amendments:

1. That staff report back to City Council on the proposed theatre component of the application after Council has taken a final position with respect to the implementation strategy for entertainment uses; and
2. That the proposed zoning standards for the subject lands be amended in accordance with section 3.4 of this report.

That staff be directed to prepare the appropriate documents for the consideration of Council.

CARRIED

PB250-97 That the delegations of Mr. Jeffrey Goldenberg of Fogler, Rubinoff, and Mr. Ronald Rivet, Famous Players, to the Planning and Building Committee of December 8, 1997, re: **TRINITY DEVELOPMENTS INC. – WARD 10** (File C3E12.5) be received.

CARRIED

- F 6. Report from B. Winterhalt, Director of Planning, Policy & Research, dated December 4, 1997, re: **EXTENSION OF HOUSING MIX/DENSITY FLEXIBILITY – SPRINGDALE SECONDARY PLAN** (File SP25S-28).

PB257-97 That the report from B. Winterhalt, Director of Planning, Policy & Research, dated December 4, 1997, to the Planning and Building Committee meeting of December 8, 1997, re: **EXTENSION OF HOUSING MIX/DENSITY FLEXIBILITY – SPRINGDALE SECONDARY PLAN** (File SP25S-28) be received; and

That the Housing Mix/Density Flexibility Policy be extended by Official Plan Amendment to the whole of the Springdale Secondary Plan area; and

That staff be directed to prepare the specific Secondary Plan Amendment documents to implement the Housing Mix/Density Flexibility Policy for the whole of the Springdale Secondary Plan area and to present them for Council adoption at the first opportunity.

CARRIED

- F 7. Report from C. Chung, Policy Planner, dated December 5, 1997, re: **THE VALES OF CASTLEMORE SECONDARY PLAN (Detailed Policy Modifications to Reflect an Executive Housing Concept and Responses to Public Meeting Input) – WARD 10** (File P25S-42).
- PB258-97 That the report from C. Chung, Policy Planner, dated December 5, 1997, to the Planning and Building Committee meeting of December 8, 1997, re: **THE VALES OF CASTLEMORE SECONDARY PLAN (Detailed Policy Modifications to Reflect an Executive Housing Concept and Responses to Public Meeting Input) – WARD 10** (File P25S-42) be received; and
- That a set of modifications, including revisions to the Land Use Schedule (Appendix “A”) be approved and included as part of the overall City submission of proposed Minister’s modifications to Official Plan Amendment OP93-47, The Vales of Castlemore Secondary Plan; and
- That Council endorse, in principle, the implementation of architectural and urban design guidelines, as detailed in this report, for the westerly portion of the Vales of Castlemore Secondary Plan area (i.e. west of the West Humber River tributary) to reflect an executive housing concept; and
- That Council support and direct staff to ensure that appropriate treatment of architectural and urban design conditions be incorporated on the edges of Vales of Castlemore Secondary Plan area long Airport Road, Castlemore Road and Humberwest Parkway; and
- That Council direct staff to apply appropriate architectural and urban design treatments and concepts for lands along the west side of Airport Road in the Springdale community and in other quadrants of the Airport Road and Castlemore Road intersection outside of the Vales of Castlemore Secondary Plan area to ensure that appropriate prestige gateway concepts can be implemented at those locations; and
- That the Minister of Municipal Affairs and Housing be requested to approve the Vales of Castlemore Secondary Plan along with the complete consolidated set of proposed modifications as expeditiously as possible; and
- That the Draft Approval Conditions for the Draft Plan of Subdivision and Zoning By-law Amendment (Files 21T-97004B and C7E12.2), submitted by Castlemore Developments Limited and further revised on October 22, 1997, be supplemented by the addition of a condition required that upgraded landscaping treatments are provided along the entry routes to and through the subject subdivision on Airport Road and Humberwest Parkway to create the image of an identifiable prestige gateway; and
- That the Draft Plan of Subdivision of Castlemore Developments Limited or any other development application within the Vales of Castlemore Secondary Plan area not be approved or draft approved until a satisfactory Developers’ Cost Sharing Agreement is in place for the overall Secondary Plan and until the subject Secondary Plan is approved by the Minister of Municipal Affairs and Housing; and
- That in recognition of the possible need for further fine tuning of the wording of the proposed modifications in Appendix A of this report, staff be assigned reasonable discretion to propose or consent to such minor adjustments without further approval from council.

CARRIED

- F 8. Report from C. Chung, Policy Planner, dated December 5, 1997, re: **THE SANDRINGHAM-WELLINGTON SECONDARY PLAN #28 (SPRINGDALE): A Proposed Amendment to Release the Phase II Area – WARD 10** (File P25S-28).

See Item D5.

City Councillor Sprovieri advised that he is concerned with the commencement of development in Phase II as Phase I is not complete.

C. Chung, Policy Planner, confirmed that the current inventory of housing units in the Phase I area of Springdale are in excess of a five year supply; however, competitive pressures for development in the Phase II area are expected within the next few years. Staff are of the opinion that it is appropriate to release Phase II of the Springdale area by removing the Phase I/Phase II boundary designation.

Mr. Bob Hooshley, Metrus Development Inc., advised that moving forward with Phase II is the appropriate move at this time. He advised that the largest vacant parcel of land left in the Phase I area is well underway at Dixie Road south of Sandalwood Parkway.

Direction was given that the Commissioner of Planning and Building incorporate draft wording to be included in the recommendation as to the extension of Sandalwood Parkway through development levies.

- PB259-97 That the report from C. Chung, Policy Planner, dated December 5, 1997, to the Planning and Building Committee meeting of December 8, 1997, re: **THE SANDRINGHAM-WELLINGTON SECONDARY PLAN #28 (SPRINGDALE): A Proposed Amendment to Release the Phase II Area – WARD 10** (File P25S-28) be received; and

That Council adopt the Official Plan Amendment (Appendix “C”) as set out in the report, to release the Phase II area in the Springdale Secondary Plan area for processing and development purposes; and

That the City Clerk be directed to forward the adopted Official Plan Amendment to the Region of Peel for approval; and

That staff be directed to report further on the estimated timing of Sandalwood Parkway once an existing and anticipated traffic volume analysis has been completed for Sandalwood Parkway and its connecting roads.

CARRIED

- PB260-97 That the delegation of Mr. Bob Hooshley, Metrus Development Inc., to the Planning and Building Committee meeting of December 8, 1997, re: **THE SANDRINGHAM-WELLINGTON SECONDARY PLAN #28 (SPRINGDALE): A Proposed Amendment to Release the Phase II Area – WARD 10** (File P25S-28) be received.

CARRIED

- F 9. Report from S. Mittman, Policy Planner, dated December 4, 1997, re: **ESKER LAKE NORTH DRAFT SECONDARY PLAN** (File P25S4.1).

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City Councillor Jeffrey submitted a facsimile from Lawrence and Marina Zadel, 105 Richvale Drive, setting out their concerns regarding the Esker Lake Development and that letter was submitted to the City Clerk to accompany the public meeting notes.

The following was introduced at the request of City Councillor Jeffrey:

- PB261-97 That the report from S. Mittman, Policy Planner, dated December 4, 1997, to the Planning and Building Committee meeting of December 8, 1997, re: **ESKER LAKE NORTH DRAFT SECONDARY PLAN** (File P25S4.1) be **deferred** until the Planning and Committee meeting of February 1998 in order to allow the new owners of the former Ambro lands the opportunity to meet with adjacent land owners and staff.

CARRIED

G. DEVELOPMENT SERVICES REPORTS

- * G 1. Report from Management and The Planning and Economic Development Team.

- PB238-97 That the report from Management and The Planning and Economic Development Team, to the Planning and Building Committee meeting of December 8, 1997, recommending that the Planning and Building Committee consider reports in respect of the following, be received:

- **SENATOR HOMES LIMITED – WARD 6** (File C2W9.6)
- **METRUS DEVELOPMENT INC. – WARD 10** (File C5E12.4)
- **DYNAMM VILLAGE ON THE PARK CAPITAL INC. – WARD 9** (File CS 001/97)
- **CITY OF BRAMPTON COMMUNITY SERVICES DEPARTMENT** (Files C9E11.1, C5E16.1 and C4W13.3)
- **717495 ONTARIO LIMITED (Glenrose Park) – WARD 6** (File C1W10.9)
- **351658 ONTARIO LIMITED (Kaneff Properties Limited) – WARD 6** (File C4W5.5 and 21T-97003B)

CARRIED

- G 2. **SENATOR HOMES LIMITED – WARD 6** (File C2W9.6).

See Item D3.

Mr. John Armstrong, Glen Schnarr & Associates Inc., represents the landowners on the west side of McLaughlin Road west of Highway No. 7. He requested that the application be approved on the basis of one scenic vista opposite Red Maple Drive (Option #2 in the Recommendation of the staff report dated December 8, 1997).

There was general discussion with regards to the sidewalk construction along the west side of McLaughlin Road as well as the townhouse construction, design and dimensions.

R. Bino, Manager of Development Services, Works & Transportation, advised that the sidewalk would be constructed in 1999 and he advised that he can have that included as a budget item for 1999.

The following amendment was introduced by Regional Councillor Bissell:

- PB251-97 That the sidewalk on the west side of McLaughlin Road from Williams Parkway North be included in the Capital Budget so that it can be in place for the occupancy of the proposed homes.

PLANNING AND BUILDING COMMITTEE MINUTES – December 8, 1997

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CARRIED

PB252-97

That the report from N. Grady, Development Planner, dated December 4, 1997, to the Planning and Building Committee meeting of December 8, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW – SENATOR HOMES LIMITED – WARD 6** (File C2W9.6) be received; and

That the notes of the public meeting be received; and

That the application be approved on the basis of one scenic vista in the location shown on the concept site plan opposite Red Maple Drive; and

That the application (Senator Homes Limited; C2W9.6) be approved, and staff be instructed to submit the appropriate documents to Council for approval, subject to the following:

Prior to the enactment of the zoning by-law the applicant shall provide a preliminary stormwater management report in accordance with the Environmental Implementation Report prepared for the Fletchers Creek Village Secondary Plan, to the satisfaction of the Credit Valley Conservation Authority and the City's Works and Transportation Department

That the amending zoning by-law shall contain the following provisions:

1. shall only be used for the following purposes:
 - (a) a townhouse dwelling.
2. shall be subject to the following requirements and restrictions:
 - (a) Minimum Lot Area: 130 square metres per dwelling unit
 - (b) Minimum Front Yard Depth: 5.0 metres;
 - (c) Minimum Rear Yard Depth: 7.0 metres;
 - (d) Maximum Building Height: 3 storeys;
 - (e) Minimum Landscaped Open Space: except at driveway locations, a landscaped open space strip having a minimum width of 3.0 metres shall be provided along the easterly property line.
 - (f) Where a garage faces a road or driveway the minimum setback to the front of the garage shall be 6.0 metres.
 - (g) Minimum Distance Between Buildings:
 - (1) Between two exterior walls which contain no windows to habitable rooms- 3.0 metres;
 - (2) Between two exterior walls one of which contains windows to habitable rooms- 7.6 metres;

- (3) Between two exterior walls both of which contain windows to habitable rooms- 10.0 metres;
 - (4) Notwithstanding clauses (1), (2) and (3) above, the minimum distance between two exterior walls that have a driveway running between such walls shall be 15 metres.
 - (h) No more than two townhouse dwellings shall contain a maximum of 9 townhouse dwelling units
3. Shall be subject to the requirements and restrictions of the R3A zone and all of the general requirements and restrictions of this by-law, which are not in conflict with the ones set out above.

That Prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City and the Region of Peel which shall include the following:

- 1. Prior to site plan approval, confirmation shall be received from C.V.C.A. and the Community Services Department regarding a walkway connection to the abutting valleylands in the location of the proposed tot lot and opposite the centreline of Red Maple Drive north of the residential Block E.
- 2. The applicant shall insert a warning clause in all offers of purchase and sale, on the approved sales display map and on a sign visible from McLaughlin Road, advising that the abutting Fletchers Creek Valleylands will be maintained as a low maintenance environment.
- 3. The applicant shall agree to comply with the Fletchers Creek Village Secondary Plan Coordinated Master Open Space Landscaping and Pedestrian System Plan report by Hough, Stansbury Woodland Naylor Dance.
- 4. The developer shall make appropriate arrangements with the Region of Peel regarding financing and construction of Regional services, prior to execution of the Servicing Agreement. Servicing will require construction of a 1050 mm, 450 mm & 375 mm dia. san. sewers which is the financial responsibility of the Region of Peel as per Development charges By-law 91-98.
- 5. That applicant shall agree in the Agreement to erect and maintain information signs in English and French at all major entrances to the proposed development advising that "Lack of Provincial funding for schools requires students to be accommodated in temporary facilities elsewhere." These signs, shall be to the Dufferin-Peel Roman Catholic Separate School Board's specifications, at locations determined by the Board and erected prior to registration.
- 6. The Agreement shall include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed. The clauses are to be inserted in English and French.

- (a) "Whereas, despite the best efforts of the Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."
 - (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the development shall agree that children will meet the bus on roads presently in existence or at another designated place convenient to the Board."
- 7. Unless the hydro transformer is re-located to the satisfaction of Brampton Hydro, the applicant shall install a 5.0 metre high noise barrier around three sides of the existing hydro transformer to be finished with decorative masonry and architectural detailing to the satisfaction of the Planning and Building Department.
 - 8. The applicant shall implement/construct road improvements to support access to McLaughlin Road to the satisfaction of the Works and Transportation Department.
 - 9. The applicant shall convey a 0.3 metre reserve to the City along the McLaughlin Road frontage except at approved access locations.
 - 10. The applicant shall enter into a cost sharing arrangement with the other landowners within the Fletchers Creek Village South Secondary Plan area to cost share, among other matters, undertaking the subject Secondary Plan including the Fletchers Creek Subwatershed Study (Paragon Engineering)
 - 11. No air conditioning units shall have direct visual exposure to McLaughlin Road.
 - 12. The applicant shall post a sign(s) on the subject lands and provide a warning clause in UPPER CASE AND BOLD in all offers of purchase and sale advising residents to contact the Peel Board of Education to determine the provisions that the Board has made to accommodate students within this development.

CARRIED

PB253-97 That the delegation of Mr. John Armstrong, Glen Schnarr & Associates, to the Planning and Building Committee meeting of December 8, 1997, re: **SENATOR HOMES LIMITED – WARD 6** (File C2W9.6) be received.

CARRIED

G 3. **METRUS DEVELOPMENT INC. – WARD 10** (File C5E12.4).

PB262-97 That the report from R. Nykyforchyn, Development Planner, dated November 18, 1997, to the Planning and Building Committee meeting of December 8, 1997, re: **REVISED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – METRUS DEVELOPMENT INC. – WARD 10** (File C5E12.4) be received; and

That a Public Meeting be held in accordance with City Council procedures; and

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That staff be directed to report back to the Planning and Building Committee with the results of the Public Meeting, and provide the Planning and Building Committee with detailed recommendations on the subject proposal which incorporates the comments received from various internal and external departments and agencies.

CARRIED

* G 4. **DYNAMM VILLAGE ON THE PARK CAPITAL INC. – WARD 9** (File CS 001/97).

PB239-97 That the report from N. Grady, Development Planner, dated December 3, 1997, to the Planning and Building Committee meeting of December 8, 1997, re: **RENTAL HOUSING PROTECTION ACT CONVERSION APPLICATION – DYNAM VILLAGE ON THE PARK CAPITAL INC. – WARD 9** (File C5E5.15) be received; and

That the application be considered at a formal public meeting in accordance with the requirements of the Rental Housing Protection Act; and

That the notice of the public meeting shall set out the following proposed conditions of approval as suggested by the applicant:

- A right-of-first refusal to all existing tenants wishing to purchase their unit, prior to a third party offer, with the applicant providing a minimum 45 day response time on all bona fide offers of purchase and sale;
- Securing the tenancy period for tenants that do not wish to purchase their units for a three year time period from the approval of the R.H.P.A. application; and, as per the request of the Chief Building Official;
- Prior to the issuance of the Certificate of Approval for the application under the Rental Housing Protection Act, the applicant shall permit an engineering report and complete outstanding orders to the satisfaction of the Chief Building Official. Recommendations related to structural or mechanical deficiencies arising from the report shall be addressed to the satisfaction of the Chief Building Official.

That staff report back with the notes of the formal public meeting with a final set of conditions based on the results of the public meeting.

CARRIED

* G 5. **CITY OF BRAMPTON COMMUNITY SERVICES DEPARTMENT** (Files C9E11.1, C5E16.1 and C4W13.3).

PB240-97 That the report from A. Rezoski, Development Planner, dated December 3, 1997, to the Planning and Building Committee meeting of December 8, 1997, re: **APPLICATION TO AMEND THE ZONING BY-LAW – CITY OF BRAMPTON COMMUNITY SERVICES DEPARTMENT** (Files C9E11.1, C5E16.1 and C4W13.3) be received; and

That a public meeting be held for the proposed City Wide Parks in accordance with City Council procedures; and

That Prior to the enactment of the zoning by-law, comments from the Region of Peel, Trans Canada Pipeline, Credit Valley Conservation Authority and Metropolitan Toronto and Region Conservation Authority shall be received and their comments satisfactorily addressed; and

That subject to the results of the public meeting, staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following conditions:

1. The amending zoning by-law shall zone the subject properties Open Space (OS) (tableland portions) and Floodplain (F) (valleyland portions)

That the Community Services Department be directed to:

1. prepare appropriate plans to show how the development of specific recreation facilities can be arranged to address appropriate buffer provisions, for noise, glare, traffic and related impacts prior to the development or use of these City Wide Parks;
2. hold a community meeting to present, discuss and seek endorsement for the proposed park plans with surrounding residents prior to the development of the parks; and
3. provide site servicing feasibility studies to determine the costs of bringing the necessary servicing infrastructure to the City Wide Parks to the satisfaction of the Commissioner of Works and Transportation.

CARRIED

G 6. 717495 ONTARIO LIMITED (Glenrose Park) – WARD 6 (File C1W10.9).

See Item D4.

Mr. Michael Gagnon, Gagnon Consulting Planners & Urban Designers Ltd., represents the applicant, 717495 Ontario Limited. Mr. Gagnon distributed and submitted a signed petition by 122 area residents in support of a 140 unit three-storey high condominium townhouse project on the southwest corner of Highway No. 7 and Royal Orchard Drive.

He submitted a letter to Committee outlining the design concept in the redesignation from High Density Residential to Medium Density Residential as well as a number of photographs of existing projects. He clarified the proposal and addressed issues raised by staff, including dwelling unit size; the number of attached units; the building height, driveways and grades; separation distance; noise attenuation and visitor parking. He advised that his client's proposal represents a form of housing which is compatible with the neighbourhood and is supported by the residents in the area. He advised that this type of housing has been very successful throughout the GTA with this particular module being marketing in the City of Mississauga.

J. Corbett, Director of Development Services, advised that staff are concerned about the minimum width of 14.5 metres, the high density and limited parking spaces which will create congestion, and the number of dwelling units proposed. He advised that staff are willing to meet with Mr. Gagnon to review the concepts and work together to resolves issues of concern.

The following was introduced at the request of City Councillor Hutton:

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PB254-97 That the report from K. Ash, Development Planner, dated December 3, 1997, to the Planning and Building Committee meeting of December 8, 1997, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – 717495 ONTARIO LIMITED (GLENROSE PARK) – WARD 6** (File C1W10.9) be received; and

That a Public Meeting be held in accordance with City Council's procedures; and

That subject to the results of the Public Meeting, staff be directed to prepare the appropriate documents for the consideration of City Council to permit the development of the subject site for a maximum of 140 three storey high (11.3 metres) condominium townhouse units in accordance with the developer's latest Concept Site Plan dated October 9, 1997.

CARRIED

PB255-97 That the delegation of Mr. Michael Gagnon, Gagnon Consulting Planners & Urban Designers Ltd., to the Planning and Building Committee meeting of December 8, 1997, re: **717495 ONTARIO LIMITED (Glenrose Park) – WARD 6** (File C1W10.9) be received; and

That the petition and letter submitted by Michael Gagnon in support of the Glenrose Townhouse project be received.

CARRIED

G 7. **351658 ONTARIO LIMITED (Kaneff Properties Limited) – WARD 6** (File C4W5.5 and 21T-97003B).

PB263-97 That the report from J. Corbett, Director of Development Services, dated December 4, 1997, to the Planning and Building Committee meeting of December 8, 1997, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – EXECUTIVE HOUSING PROPOSAL – 351658 ONTARIO LIMITED (Kaneff Properties Limited) – WARD 6** (File C4W5.5 and 21T-97003B) be received; and

That a Public Meeting be convened in accordance with City Council procedures; and

That the application be deemed to be in conformity with the City's Official Plan, and that the application be processed without reference to the Credit Valley Secondary Plan, and further that the Credit Valley Conservation and Peel Board of Education be requested to confirm their agreement in this regard as soon as possible, and finally that staff be requested to process the subject application in the earliest possible timeframe.

CARRIED

H. POLICY AND RESEARCH REPORTS

H 1. Report from C. Chung, Policy Planner, dated December 3, 1997, re: **THE PRIMARY OFFICE NODE STUDY TERMS OF REFERENCE** (File P25S-36.1).

PB264-97 That the report from C. Chung, Policy Planner, dated December 3, 1997, to the Planning and Building Committee meeting of December 8, 1997, re: **THE PRIMARY OFFICE NODE STUDY TERMS OF REFERENCE** (File P25S-36.1) be received; and

That Council approve in principle the preparation of the Primary Office Node Study subject to the approval of the necessary 1998 budget allocations amounting to \$125,000 (based on a \$200,000 total cost and a Region of Peel contribution of \$75,000); and

That Council formally request the Region of Peel to be a participant in the study and to contribute \$75,000 towards the total cost of the study; and

That Council direct staff to initiate a proposal call process to select a consultant team with appropriate expertise to undertake the study, subject to the approval of the necessary 1998 budget allocations; and

That Regional Councillor Fennell and City Councillor DiMarco be nominated as the Council representatives to participate in the study process as members of the Steering Committee; and

That staff be directed to inform those key stakeholders in the Central Area Secondary Plan area of this study process and a copy of the Terms of Reference of the Primary Office Node Study be forwarded to these key stakeholders for comments; and

That when the study is officially initiated, staff be directed to recommend to Council a list of representatives from the Office for the Greater Toronto Area, the Ministry of Transportation, GO Transit and existing major landowners and businesses who should be formally invited to participate as members of the Study Steering Committee.

CARRIED

- H 2. Report from D. Waters, Policy Planner, dated December 4, 1997, re: **ECONOMIC BASE/CENTRAL AREA POLICY IMPLEMENTATION PROPOSED COMMERCIAL/RETAIL MONITORING PROGRAM FOR THE CITY OF BRAMPTON** (File P12ST.1).

PB265-97 That the report from D. Waters, Policy Planner, dated December 4, 1997, to the Planning and Building Committee meeting of December 8, 1997, re: **ECONOMIC BASE/CENTRAL AREA POLICY IMPLEMENTATION PROPOSED COMMERCIAL/RETAIL MONITORING PROGRAM FOR THE CITY OF BRAMPTON** (File P12ST.1) be received; and

That staff be directed to commence the initiation of a major commercial study by:

- (1) striking a steering committee to further define the exact nature and content of this major commercial study;
- (2) drafting a detailed Terms of Reference and estimating study costs for 1998 budget submission purposes; and
- (3) as soon as possible, start the consultant selection process, subject to the approval of the necessary funding as part of the 1998 budgets.

That Regional Councillor Fennell and City Councillor DiMarco (a maximum of four members of Planning and Building Committee) be appointed to represent City Council on the above steering committee.

CARRIED

I. BUILDING REPORTS

* I 1. **BUILDING PERMITS FOR THE MONTH OF SEPTEMBER 1997** (File A20).

PB241-97 That the **BUILDING PERMITS FOR THE MONTH OF SEPTEMBER 1997** (File A20), to the Planning and Building Committee meeting of December 8, 1997, be received.

CARRIED

* I 2. **BUILDING PERMITS FOR THE MONTH OF OCTOBER 1997** (File A20).

PB242-97 That the **BUILDING PERMITS FOR THE MONTH OF OCTOBER 1997** (File A20), to the Planning and Building Committee meeting of December 8, 1997, be received.

CARRIED

J. URBAN DESIGN AND ZONING REPORTS

J 1. Report from W. Lee, Director of Urban, Design & Zoning, dated November 27, 1997, re: **QUATTROPLEX HOUSING** (File P45GE-1).

Mayor Peter Robertson inquired as to the status of a meeting being hosted with staff and the Quattroplex owners in the Brampton Brick subdivision to address concerns.

J. Marshall, Commissioner of Planning and Building, advised that numerous submissions have been received and staff are analyzing zoning standards and building code requirements and will be hosting a meeting to discuss those issues. He recognizes the primary problems with freehold units but advised that Quattroplex townhomes in the form of condominium tenure are workable.

J. Metras, Commissioner of Legal Services & City Solicitor, responded to inquiries regarding the covenants with regards to Quattroplexes and advised that each covenant would be outlined in each individual agreement of purchase and sale to be decided on an individual basis.

Regional Councillor Bissell is in agreement that this form of housing is very desirable and of great demand, however, she suggested that planning staff not permit this type of housing to continue in the City of Brampton due to ongoing problems and the difficulty with administering freehold units.

The following was introduced by Regional Councillor Bissell:

PB246-97 *That the report from W. Lee, Director of Urban, Design & Zoning, dated November 27, 1997, to the Planning and Building Committee meeting of December 8, 1997, re: **QUATTROPLEX HOUSING** (File P45GE-1) be received; and*

LOST

That quattropex dwellings not be permitted in any future subdivisions.

LOST

The following was introduced at the request of City Councillor Sprovieri:

PB247-97 That the report from W. Lee, Director of Urban, Design & Zoning, dated November 27, 1997, to the Planning and Building Committee meeting of December 8, 1997, re: **QUATTROPLEX HOUSING** (File P45GE-1) be **referred** to the Planning and Building Committee meeting of January 1998; and

That the correspondence from Mrs. Elizabeth Jimmink, 41 Desert Sand Drive, dated November 10, 1997, re: **QUATTROPLEX HOUSING – PLANNING AND BUILDING COMMITTEE MEETING OF OCTOBER 20, 1997** (File G20).

CARRIED

* J 2. Report from W. Lee, Director of Urban, Design & Zoning, dated November 12, 1997, re: **RESIDENTIAL LOTS AT THE END OF CUL-DE-SACS** (File P45GE-1 and B45FE).

PB243-97 That the report from W. Lee, Director of Urban, Design & Zoning, dated November 12, 1997, to the Planning and Building Committee meeting of December 8, 1997, re: **RESIDENTIAL LOTS AT THE END OF CUL-DE-SACS** (File P45GE-1 and B45FE) be received; and

That a policy be adopted that lots at the end of cul-de-sacs shall have a minimum width of 12 metres to prevent potential problems of overlapping driveways.

CARRIED

* J 3. Report from W. Lee, Director of Urban, Design & Zoning, dated December 2, 1997, re: **RESIDENTIAL SUBDIVISION 43M-740** (File P45GE-1).

PB244-97 That the report from W. Lee, Director of Urban, Design & Zoning, dated December 2, 1997, to the Planning and Building Committee meeting of December 3, 1997, re: **RESIDENTIAL SUBDIVISION 43M-740** (File P45GE-1) be received; and

That the following be done for the purpose of correcting a technical error with respect to the area of the Registered Plan 43M-740:

1. That a public meeting be held in accordance with Council's procedure,
2. That notice be provided by newspaper only, and
3. That staff prepare an appropriate zoning by-law amendment document for adoption.

CARRIED

K. HERITAGE BOARD MINUTES - nil

L. OTHER BUSINESS

* L 1. Report from J. Corbett, Director of Development Services, and K. Zammit, Deputy City Clerk, dated November 20, 1997, re: **SUB-DELEGATION OF APPROVAL AUTHORITY – CONSENT APPLICATIONS (LAND DIVISION COMMITTEE)** (File G31).

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PB245-97 That the report from J. Corbett, Director of Development Services, and K. Zammit, Deputy City Clerk, dated November 20, 1997, to the Planning and Building Committee meeting of December 8, 1997, re: **SUB-DELEGATION OF APPROVAL AUTHORITY – CONSENT APPLICATIONS (LAND DIVISION COMMITTEE)** (File G31) be received; and

That the administration and processing of consent applications, as outlined in the report, be approved; and

That By-law 51-89, as amended, being a by-law to constitute and appoint a Committee of Adjustment, be further amended to provide for:

- The subdelegation of authority to grant consents under Section 53 of the Planning Act, RSO 1990, c.P.13, to the Committee of Adjustment,
- An honourarium of \$100.00 per meeting for the Members of the Committee of the Adjustment as of January 1, 1998.

That members of the Committee of Adjustment continue to be paid the corporate mileage rate for site inspections, and

That a by-law be passed to amend Fee By-law 85-96, as amended, to provide for an application fee of \$700.00 for consent applications, \$350.00 for the issuance of a Consent Certificate, and a recirculation fee of \$50.00 + \$1.00 per notice for consent and minor variance applications where recirculation is required pursuant to a request by the applicant for the deferral of an application.

CARRIED

M. QUESTION PERIOD - nil

N. CLOSED MEETING - nil

O. ADJOURNMENT

PB266-97 That the Planning & Building Committee do now adjourn to meet again on December 8, 1997, or at the call of the chair.

CARRIED